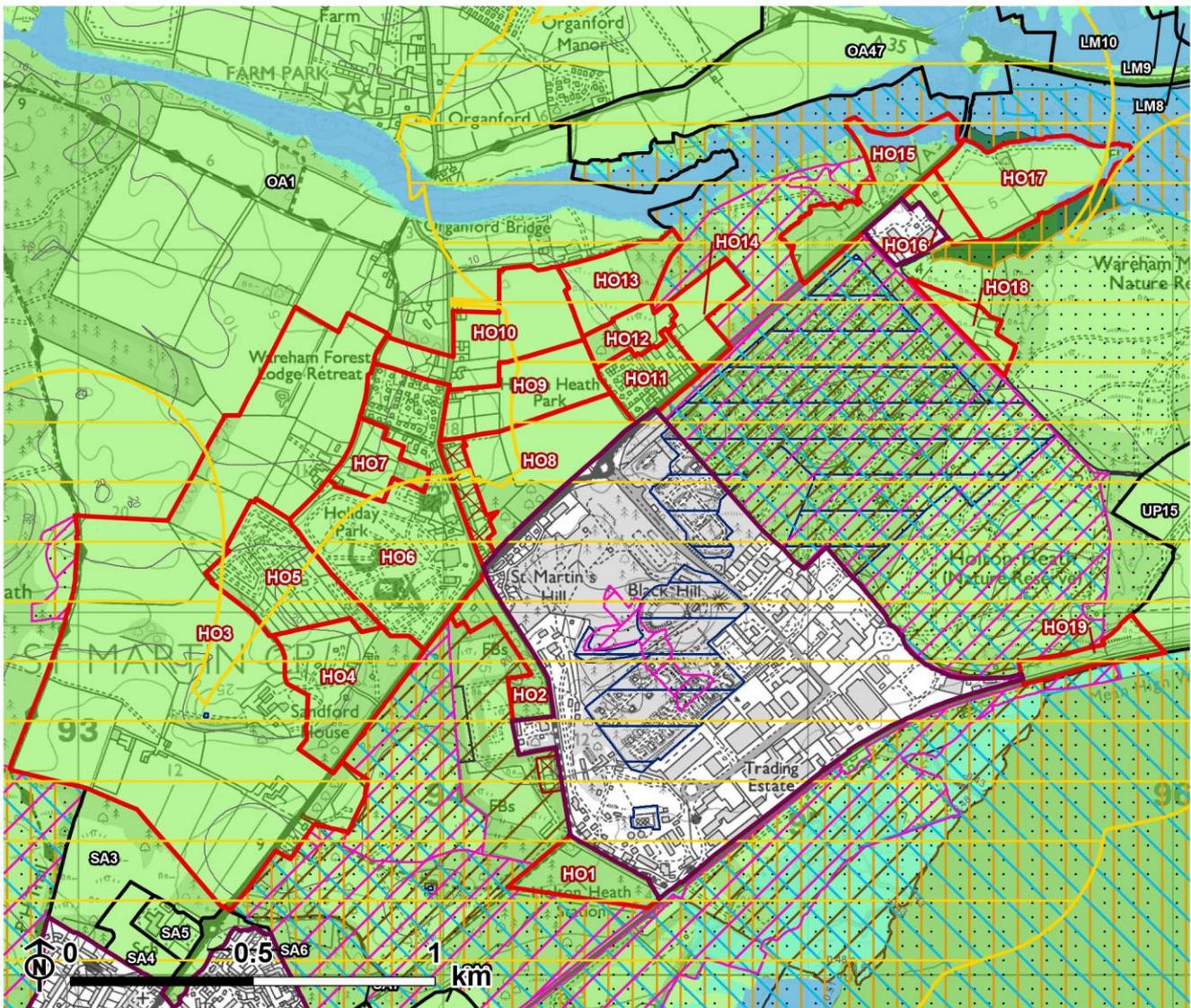


Appendix B
Detailed Stage 1
Contribution
Assessments:
Holton Heath

Holton Heath



- - - Local Authority boundary

— Inset area

Green Belt

Red outline: Holton Heath parcel

Black outline: Neighbouring parcel

Red cross-hatch: No openness

Absolute constraints

Pink cross-hatch: Special Area of Conservation

Blue diagonal lines: Special Protection Area

Yellow double lines: Ramsar

Black dotted lines: Site of Special Scientific Interest

Orange diagonal lines: National Nature Reserve

Dark green: Ancient Woodland Inventory

Blue outline: Scheduled monument



Potential constraints

Blue: Flood zone 3

Light green: Flood zone 2

Yellow outline: 400m Heathland Area

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Components of contribution assessment

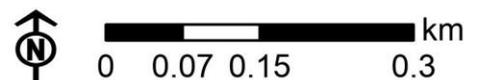
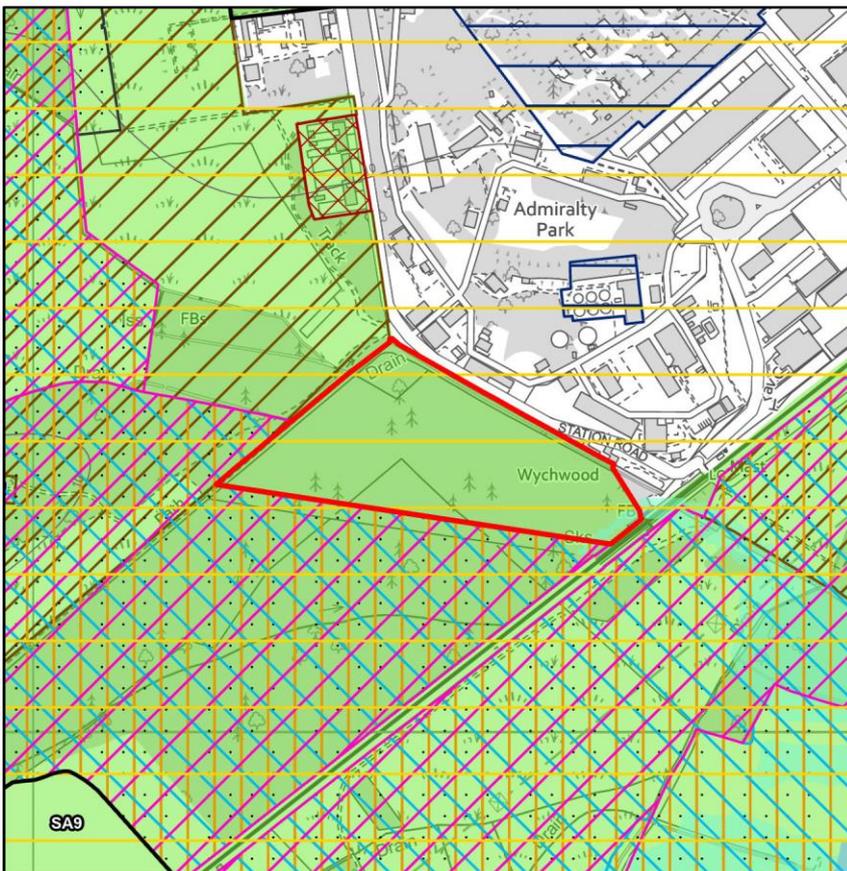
The analysis of contribution to the Green Belt purposes considers:

- 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 HO1



- HO1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO1

Parcel location and openness

Parcel size: 4.21ha

The parcel is located on the south western edge of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town. Holton and Sandford Heaths SSSI and Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC is located to the west of the parcel.

Land is open, comprising of woodland.

Distinction between parcel and inset area

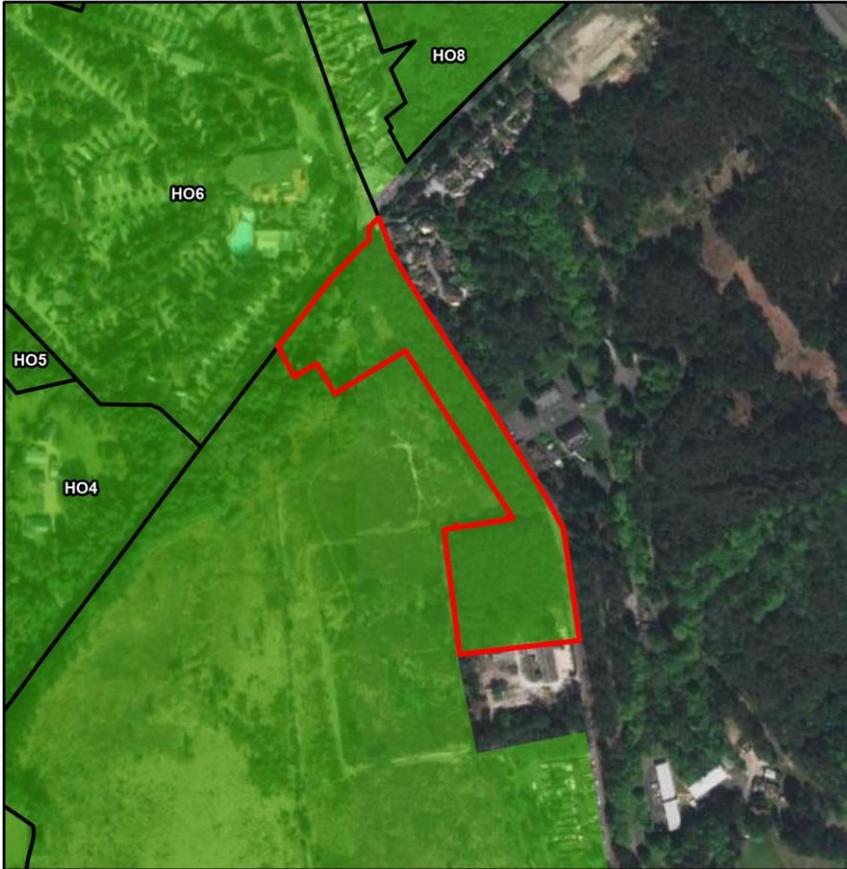
Although land is in close proximity to the inset area at Holton Heath, it is not contained by development and views are dominated by open countryside. In addition, the woodland cover within the parcel is very prominent, making it significantly different from the inset area, and forms a strong boundary feature creating separation from the inset area. Overall there is very strong distinction between the parcel and the inset area.

HO1

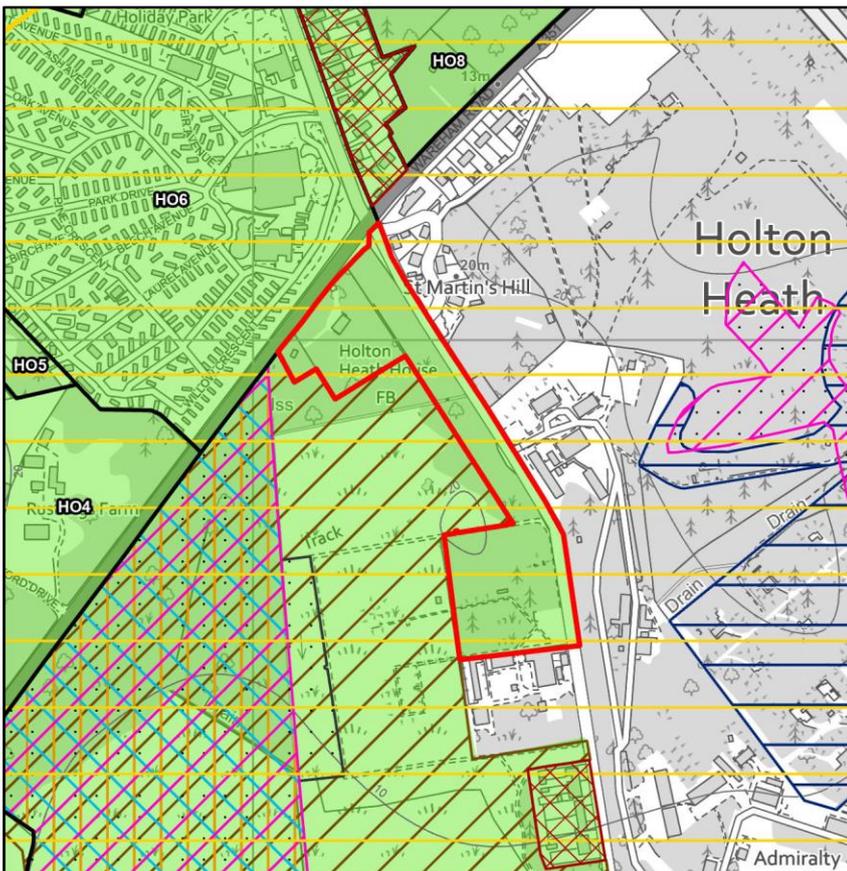
Contribution to the Green Belt purposes

- 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 forms part of a wide gap between Upton and Hamworthy and Wareham. Urbanising development, including that at Holton Heath, reduces the gap, but there are some significant separating features, including Poole Harbour, 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: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in HO2



- HO2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument



HO2

Parcel location and openness

Parcel size: 3.25ha

The parcel is located on the western edge of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town. Holton and Sandford Heaths SSSI and Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC is located to the west of the parcel.

Land is open and is dominated by woodland. It contains a single dwelling in the north; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

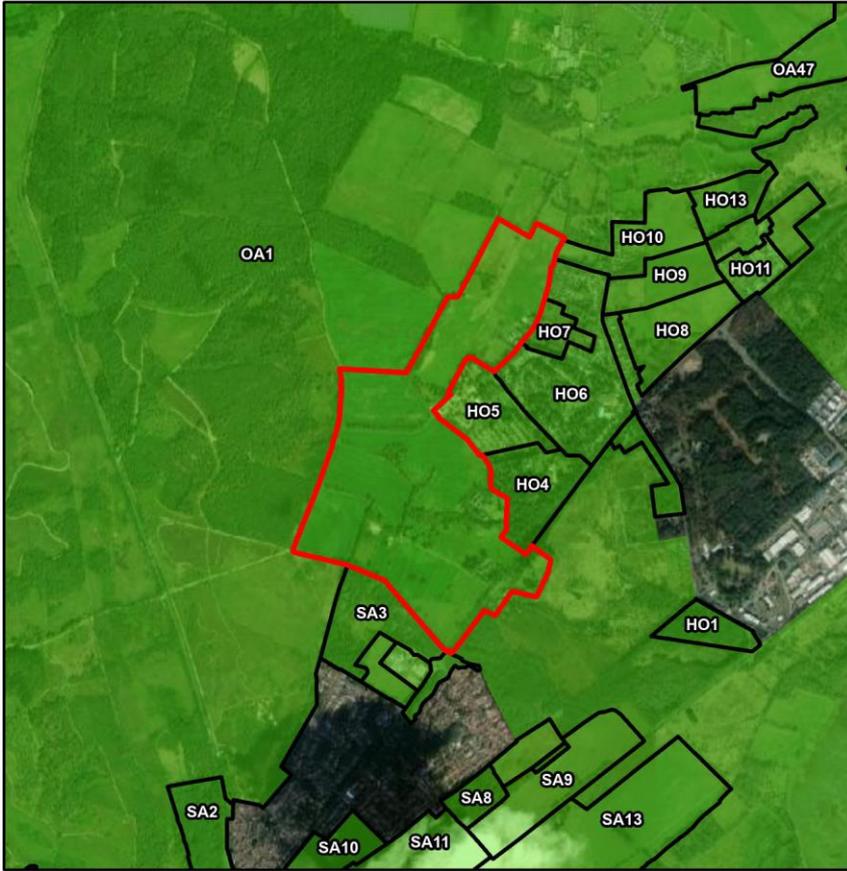
The parcel is in close proximity to the inset area at Holton Heath and has some degree of containment by development within the inset area at Holton Heath to the east and by development washed over by the Green Belt to the north. However, its woodland cover is significantly different from developed parts of the inset area (although it is noted that most of the inset area here is also currently wooded) and forms a strong boundary feature. The proximity of development and presence of a house within the parcel means that neither the countryside nor the inset area dominates views, but overall, there is still strong distinction between the parcel and the urban area. Development of the currently wooded land within the inset settlement is unlikely to weaken this distinction.

HO2

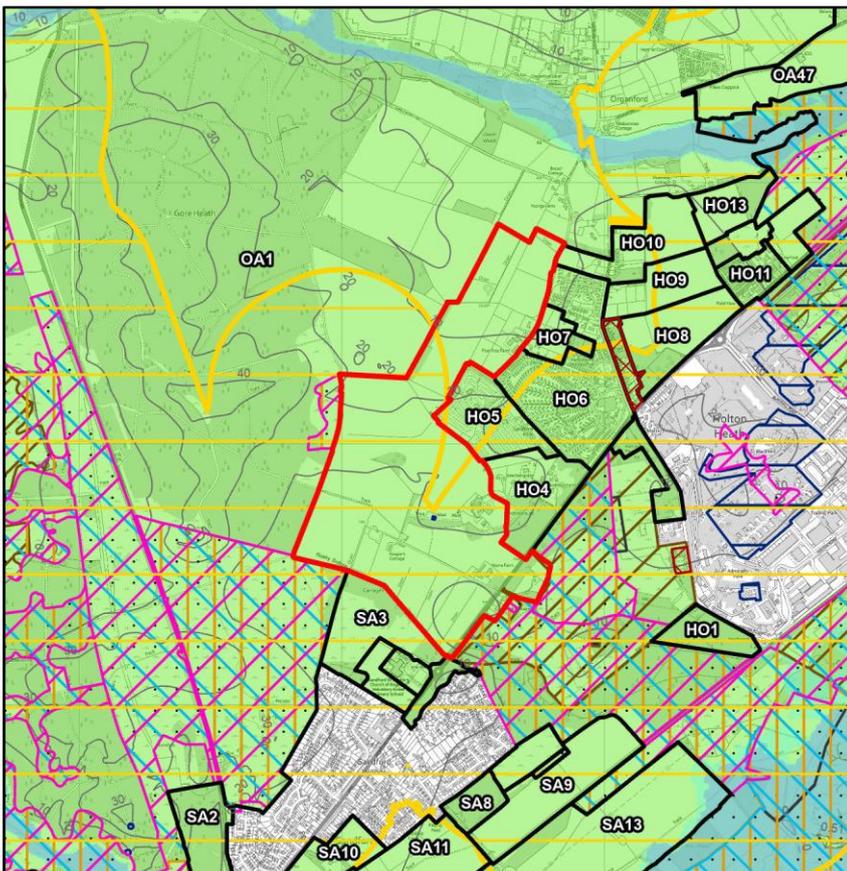
Contribution to the Green Belt purposes

- 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 forms part of a wide gap between Upton and Hamworthy and Wareham. Urbanising development, including that at Holton Heath, reduces the gap, but there are some significant separating features, including Poole Harbour, and Holton and Sandford Heaths. 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.

Contribution of land in HO3



- HO3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO3

Parcel location and openness

Parcel size: 75.35ha

The parcel is located to the north west of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of agricultural fields divided by treelines and hedgerows. It contains some agricultural buildings, however these are 'appropriate development' in the Green Belt and therefore do not impact openness. In addition, a single dwelling is located within the parcel, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

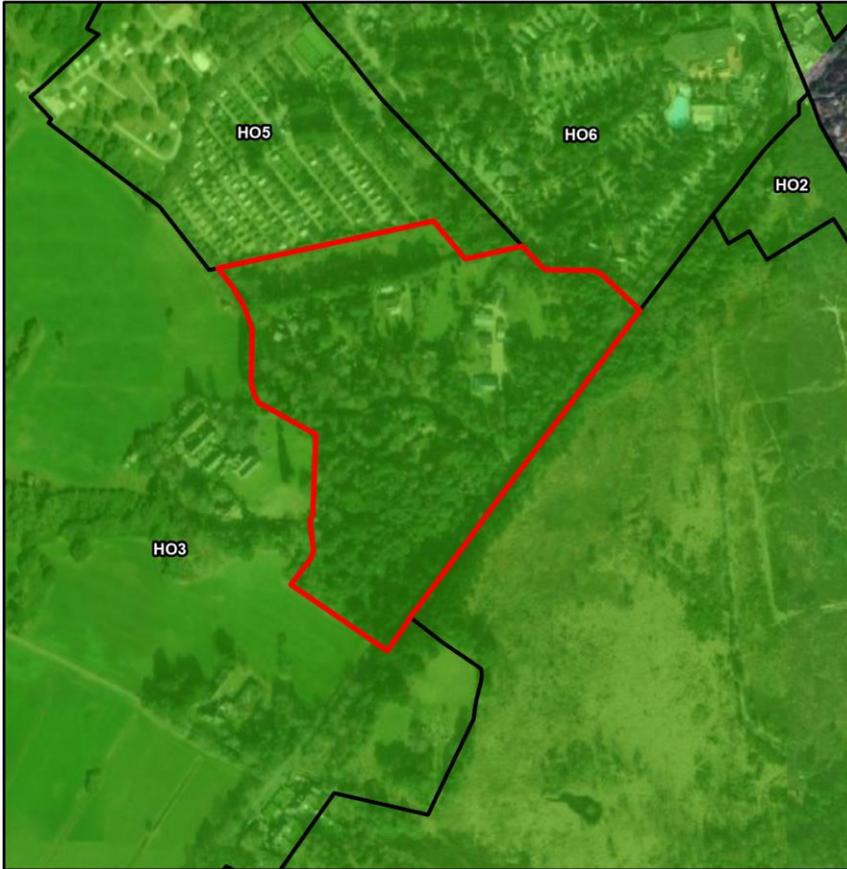
The parcel is located a significant distance from Holton Heath and views are dominated by open countryside. The parcel is not contained by urban development and intervening roads and tree cover to the south and east together create strong separation from the inset area at Holton Heath. Overall there is very strong distinction between the parcel and the inset area.

HO3

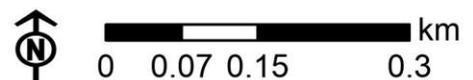
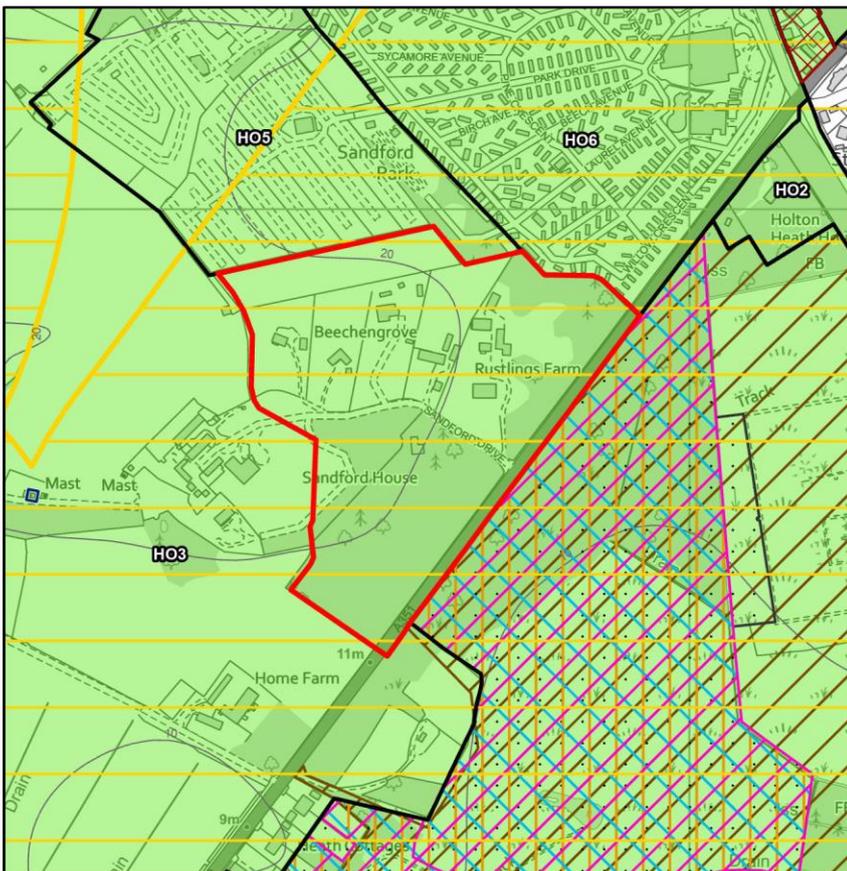
Contribution to the Green Belt purposes

- 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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.

Contribution of land in HO4



- HO4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument



HO4

Parcel location and openness

Parcel size: 9.45ha

The parcel is located to the west of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town.

Land is open, comprising predominantly of woodland with a few scattered dwellings off Sandford Drive. This development is not large enough in scale to significantly impact openness.

Distinction between parcel and inset area

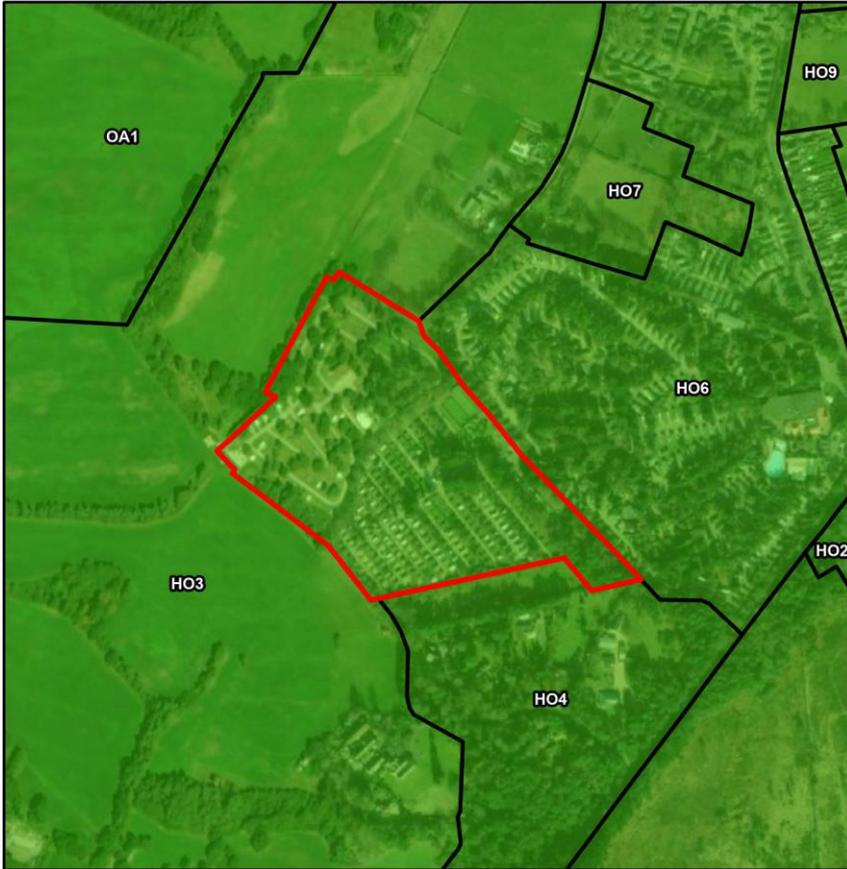
Land extends a significant distance from the inset area at Holton Heath and is not contained by development. Woodland forms a strong boundary to inset development and is a prominent land cover element within the parcel, adding to distinction from Holton Heath. Houses within the parcel mean that there is some urban presence in views, but there is nonetheless overall very strong distinction between the parcel and the inset area.

HO4

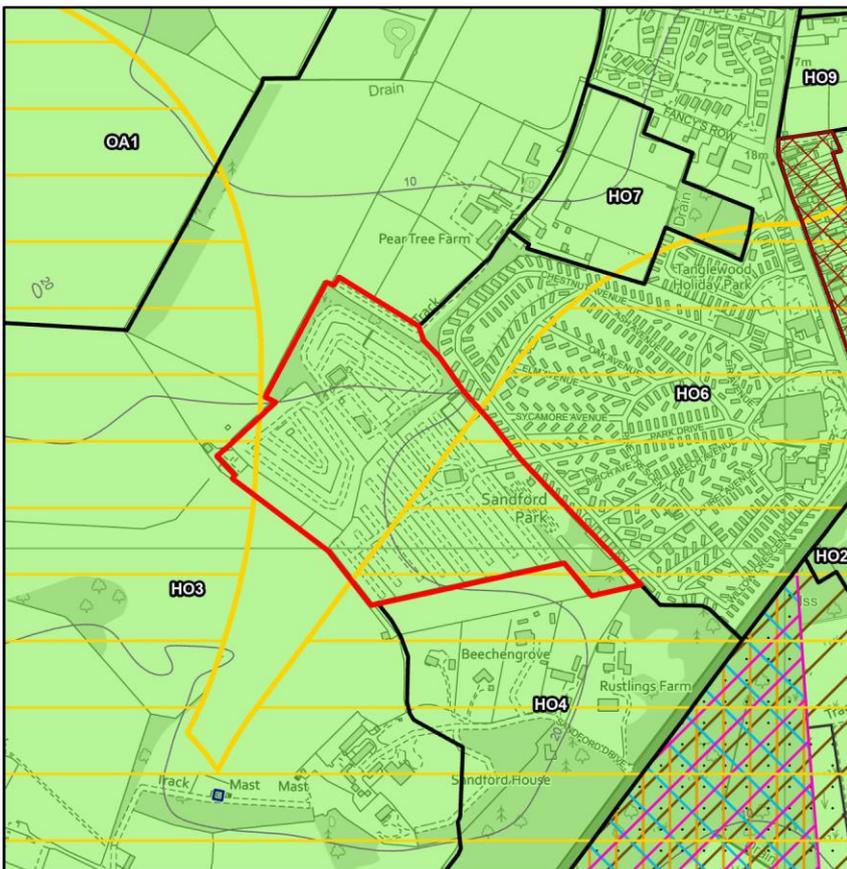
Contribution to the Green Belt purposes

- 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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.

Contribution of land in HO5



-  HO5
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Ramsar
-  Site of Special Scientific Interest
-  National Nature Reserve
-  Scheduled monument



HO5

Parcel location and openness

Parcel size: 8.79ha

The parcel is located to the west of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town.

Land is relatively open, comprising of grassland and trees but containing a touring caravan and camping site with some buildings and hardstanding.

Distinction between parcel and inset area

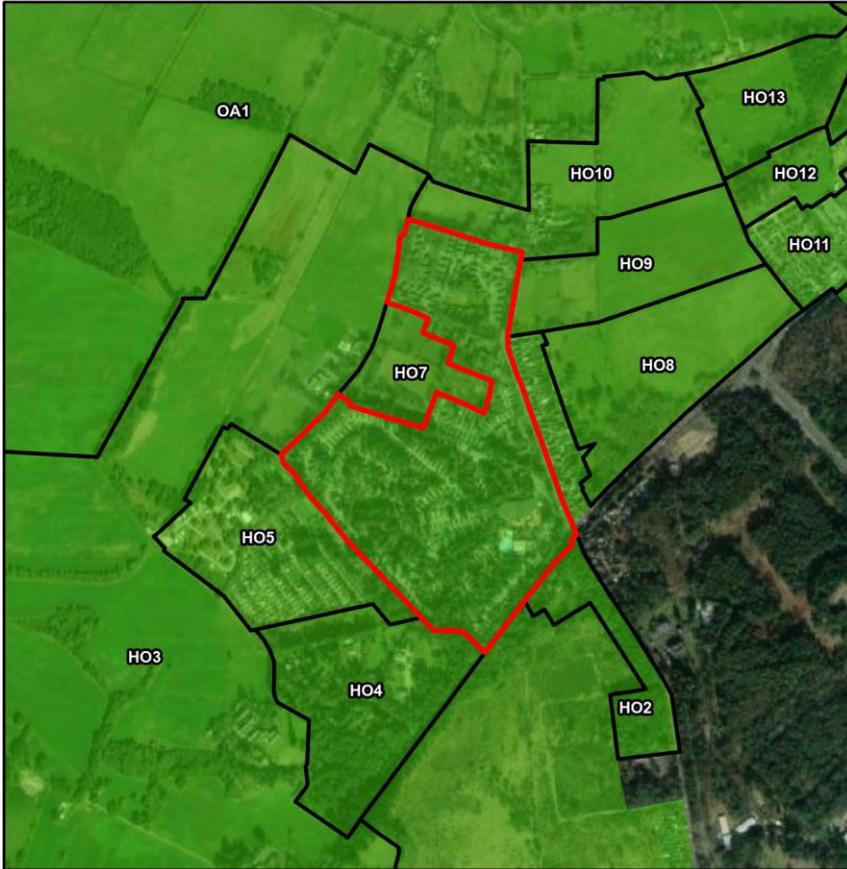
The tree/hedgerow cover to the west creates moderate separation from the inset area. Neither the countryside nor urbanising washed-over development dominate views, but the parcel is not contained by development and is located a significant distance from the inset area at Holton Heath. Overall there is strong distinction between the parcel and the inset area.

HO5

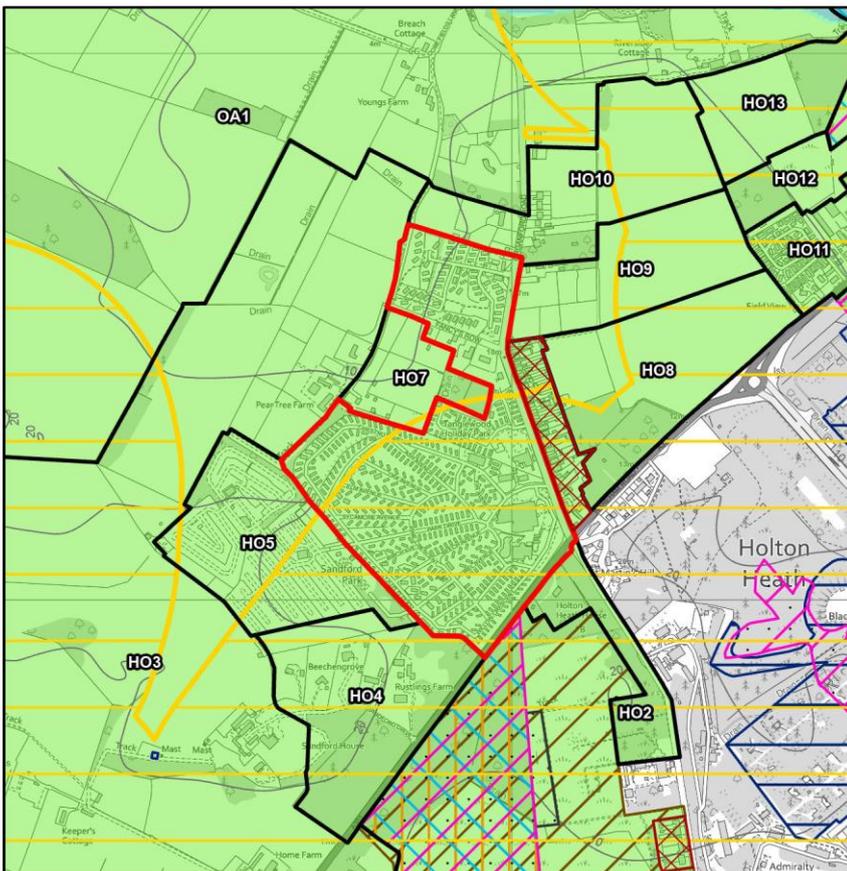
Contribution to the Green Belt purposes

- 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 relatively open. There is a wide gap between Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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 relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is relatively open but has some limited urbanising development within it. This is washed over development in the countryside and there is strong distinction between this and the urban area. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- 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 HO6



- HO6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO6

Parcel location and openness

Parcel size: 20.09ha

The parcel is located to the north west of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town.

Land is relatively developed, containing a dense static caravan site (Sandford Holiday Park).

Distinction between parcel and inset area

The A351's role as a boundary feature has been diminished by the extent of development that has occurred beyond it, in the Green Belt, so it creates only weak separation from the inset area at Holton Heath. However, the holiday park extends a significant distance from the inset area, and visually there is still an association with countryside as well as with urban development. Although there is a touring caravan site to the west this does not have a significant urbanising containing influence. Overall there is moderate distinction between the parcel and the inset area.

HO6

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

There is a wide gap between Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. The parcel is relatively developed and 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. This is washed over development in the countryside and there is moderate distinction between this and the urban area. 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

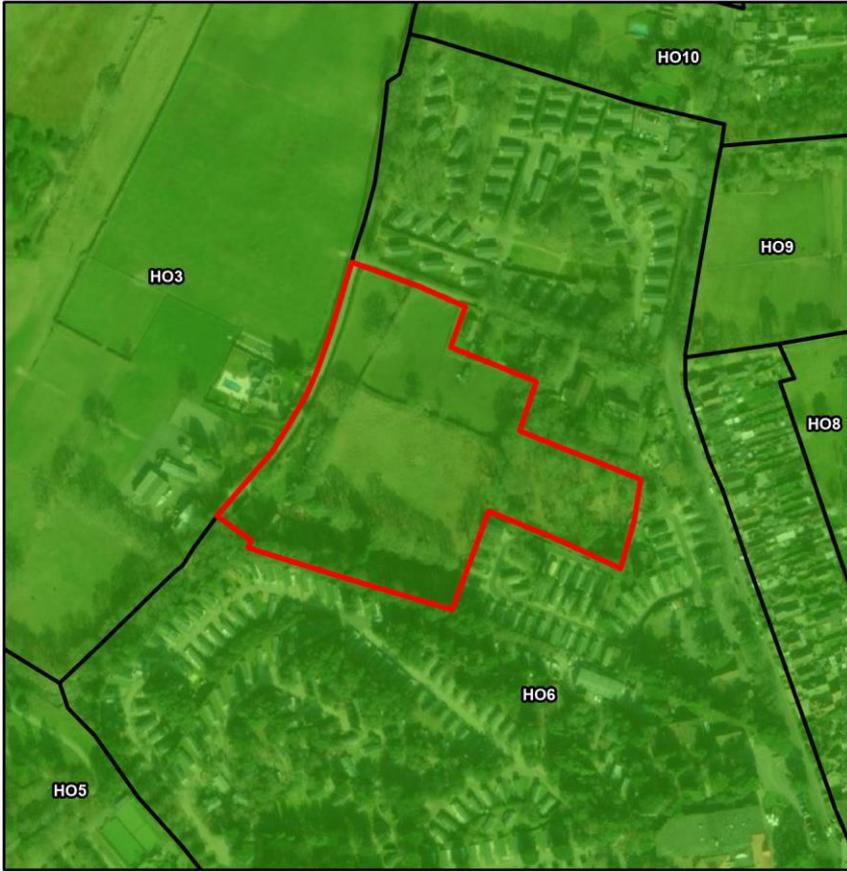
The parcel does not contribute to the setting or special character of any historic towns.

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

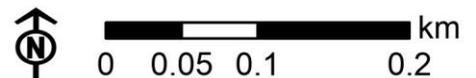
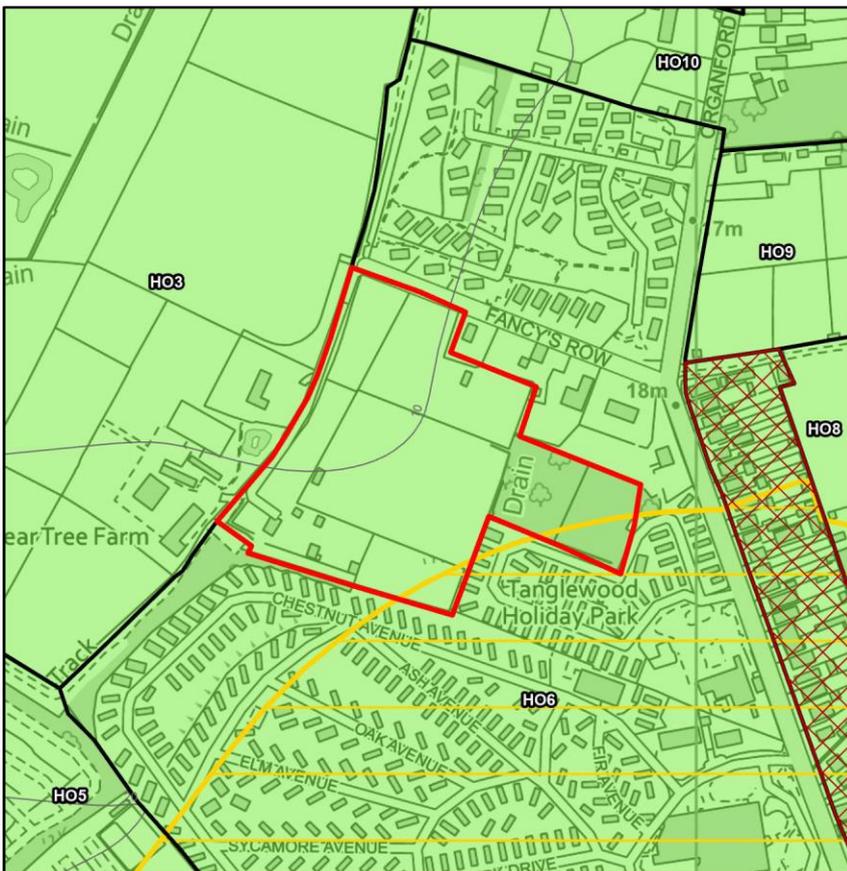
Contribution: Equal

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

Contribution of land in HO7



-  HO7
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness
-  400m Heathland Area



HO7

Parcel location and openness

Parcel size: 3.21ha

The parcel is located to the north west of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town.

Land is open, comprising several small fields, associated trees and hedges and a small woodland block. It contains a building in the south western corner; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

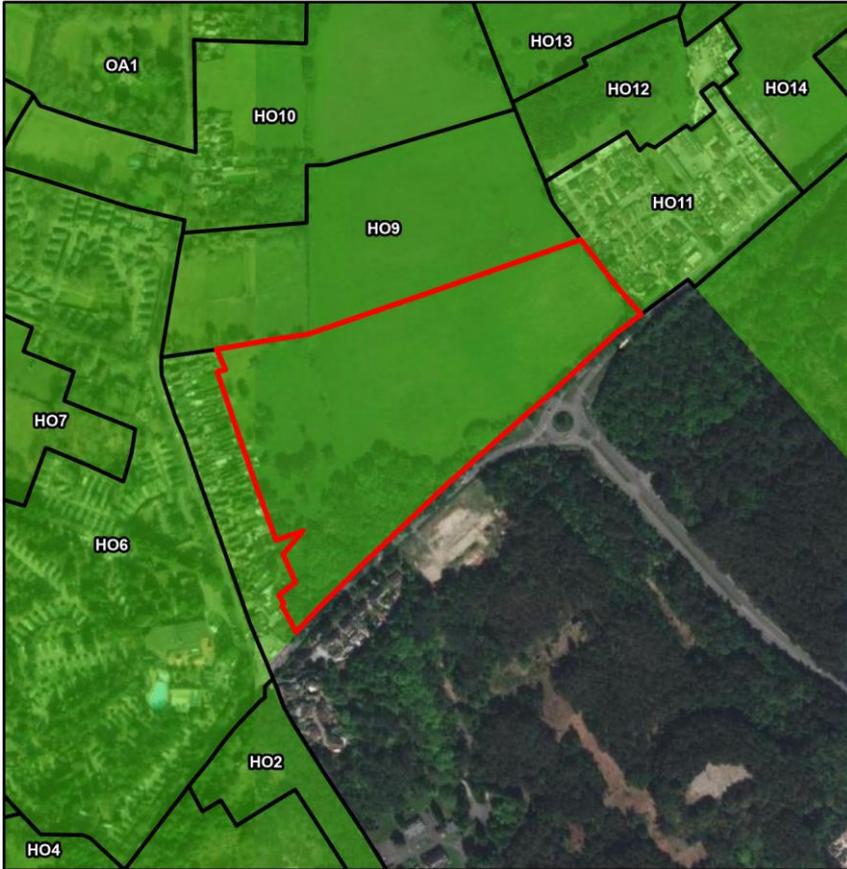
The parcel is largely contained by urbanising development washed over by the Green Belt. However, intervening roads and tree cover to the south together create moderate separation from the inset area at Holton Heath and the parcel is located a significant distance from the inset area. Overall there is moderate distinction between the parcel and the inset area.

HO7

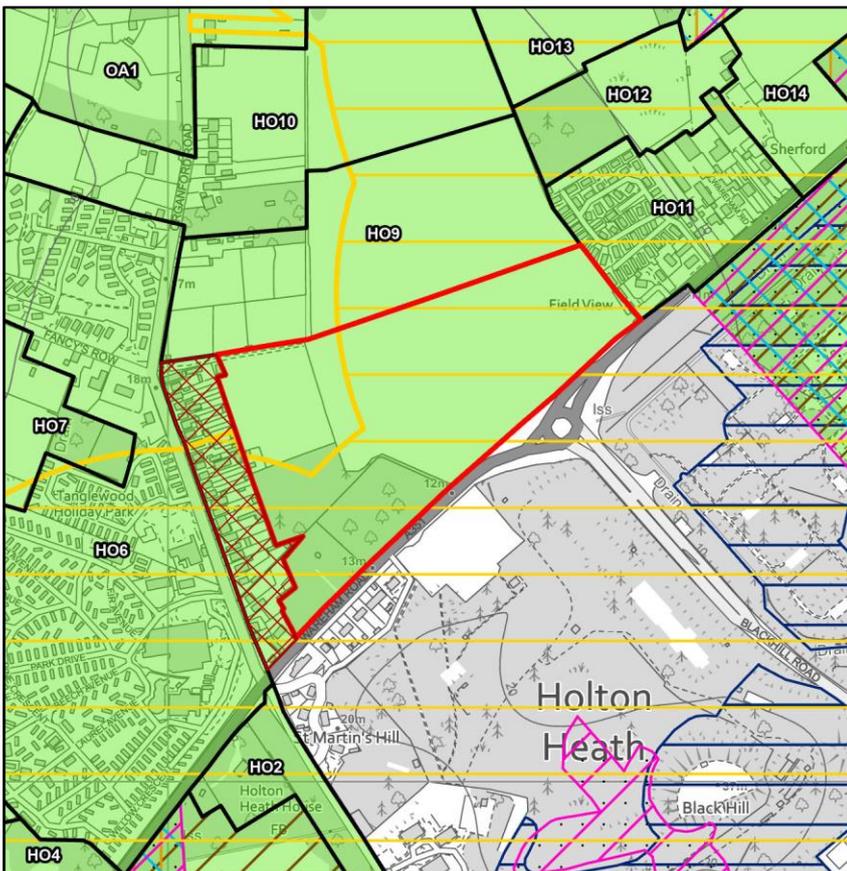
Contribution to the Green Belt purposes

- 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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 and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in HO8



- HO8
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument



HO8

Parcel location and openness

Parcel size: 9.27ha

The parcel is located on the northern edge of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of fields and a small block of woodland alongside the A351.

Distinction between parcel and inset area

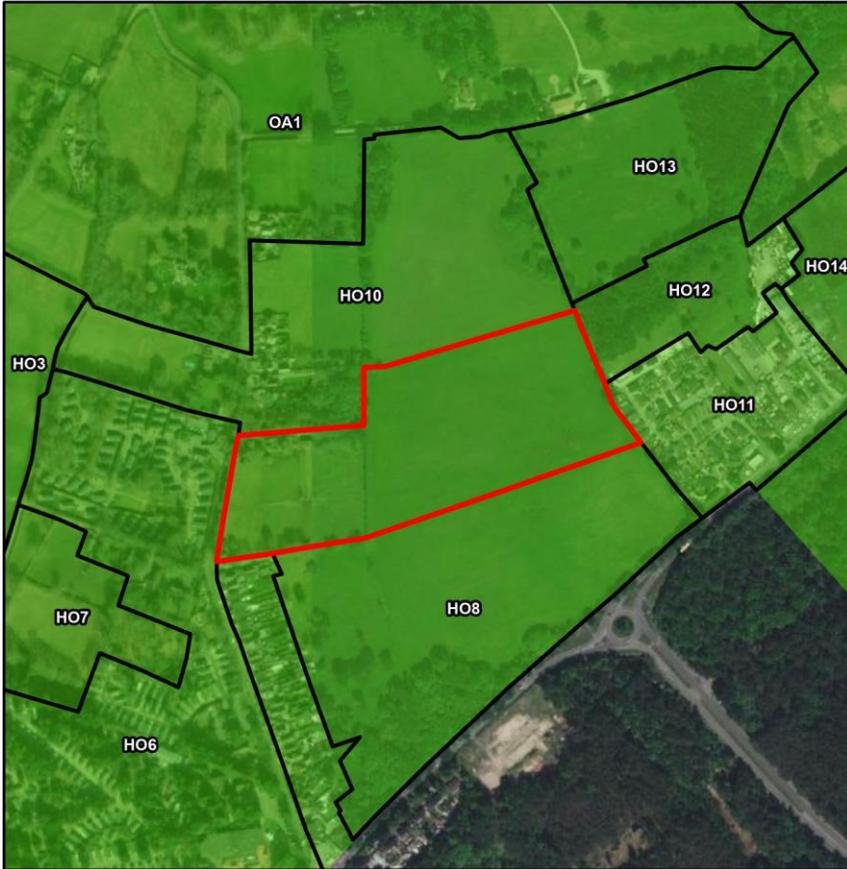
Washed-over development to the north of the road, both to the east and west of the parcel, does create significant urbanising containment. However, the tree and woodland-edged A351 creates moderate separation from the inset area, despite being breached by washed-over development. Overall, there is moderate distinction between the parcel and the inset area. Development of the currently wooded land within the inset settlement is unlikely to weaken this distinction.

HO8

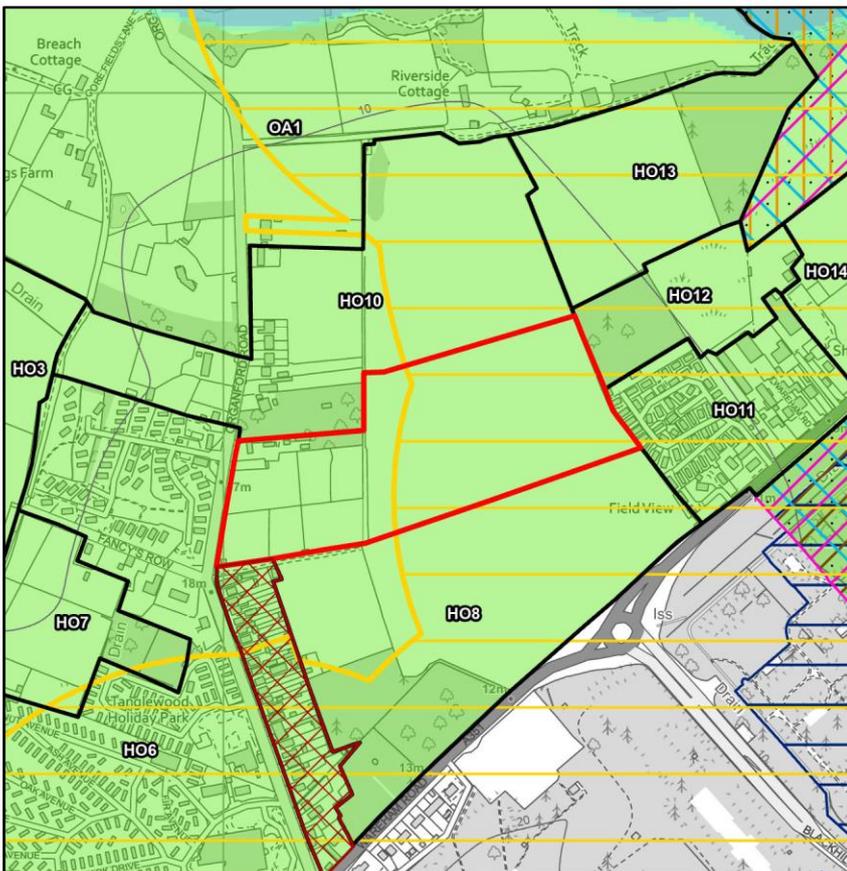
Contribution to the Green Belt purposes

- 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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 and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in HO9



- HO9
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO9

Parcel location and openness

Parcel size: 6.74ha

The parcel is located to the north of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of two fields divided by a hedgerow.

Distinction between parcel and inset area

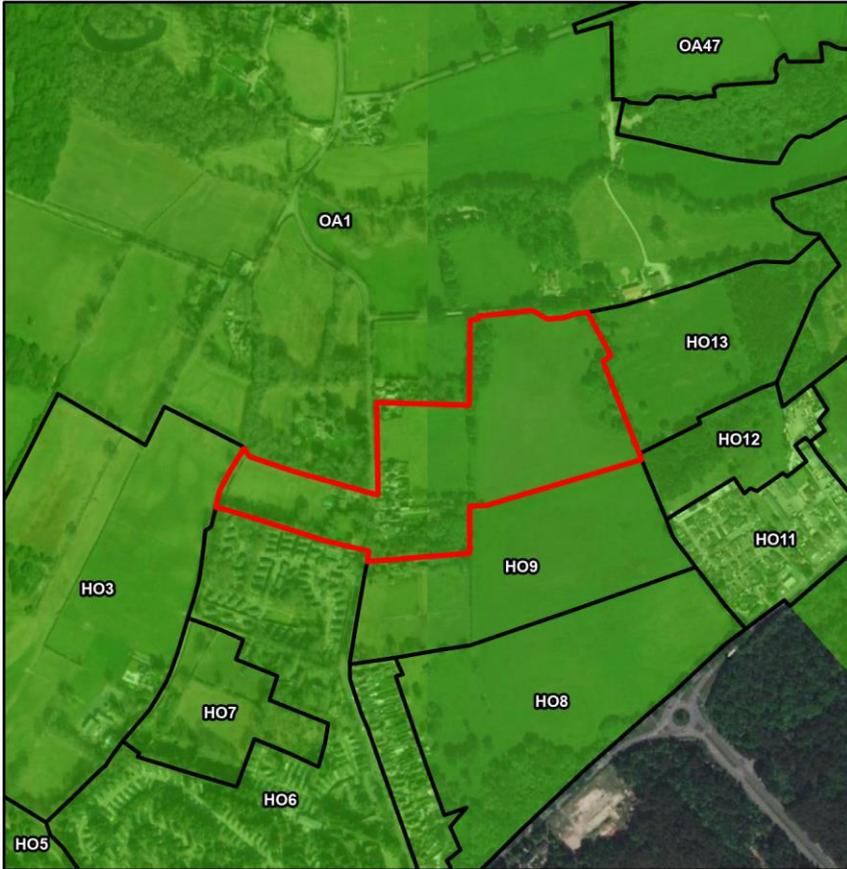
Land extends a significant distance from the inset area at Holton Heath and the tree-lined A351 to the south creates moderate separation from it. However, there is enough washed-over development to the north of the main road, both to the east and west of this parcel, to create a degree of urbanising containment and so neither the countryside nor the nearby urbanising development dominates views. Overall there is moderate distinction between the parcel and the inset area.

HO9

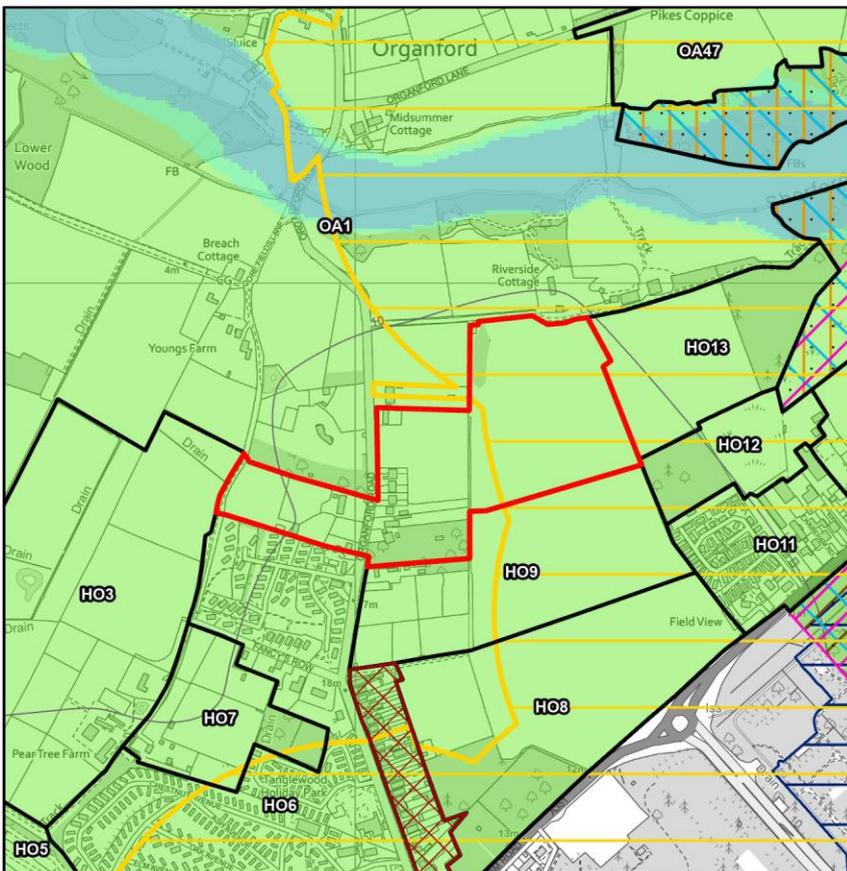
Contribution to the Green Belt purposes

- 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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 and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in HO10



- HO10
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO10

Parcel location and openness

Parcel size: 9.02ha

The parcel is located to the north of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising predominantly of fields and some small blocks of trees. It includes a cluster of houses on the east side of Organford Road, and a single dwelling and associated land to the west of the road, but this development is not large enough in scale to significantly impact openness.

Distinction between parcel and inset area

Although there is sufficient washed-over development for land in the western part of the parcel to have some degree of urbanising containment, urban development does not dominate views. The parcel is located a significant distance from the inset area at Holton Heath and the intervening tree cover and road to the south together create strong separation from the inset area. Overall there is strong distinction between the parcel and the inset area.

HO10

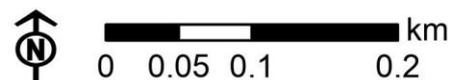
Contribution to the Green Belt purposes

- 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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.

Contribution of land in HO11



- HO11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument



HO11

Parcel location and openness

Parcel size: 3.73ha

The parcel is located on the northern edge of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town.

Land is relatively developed, containing a dense park homes site, garage, permanent housing and some commercial development.

Distinction between parcel and inset area

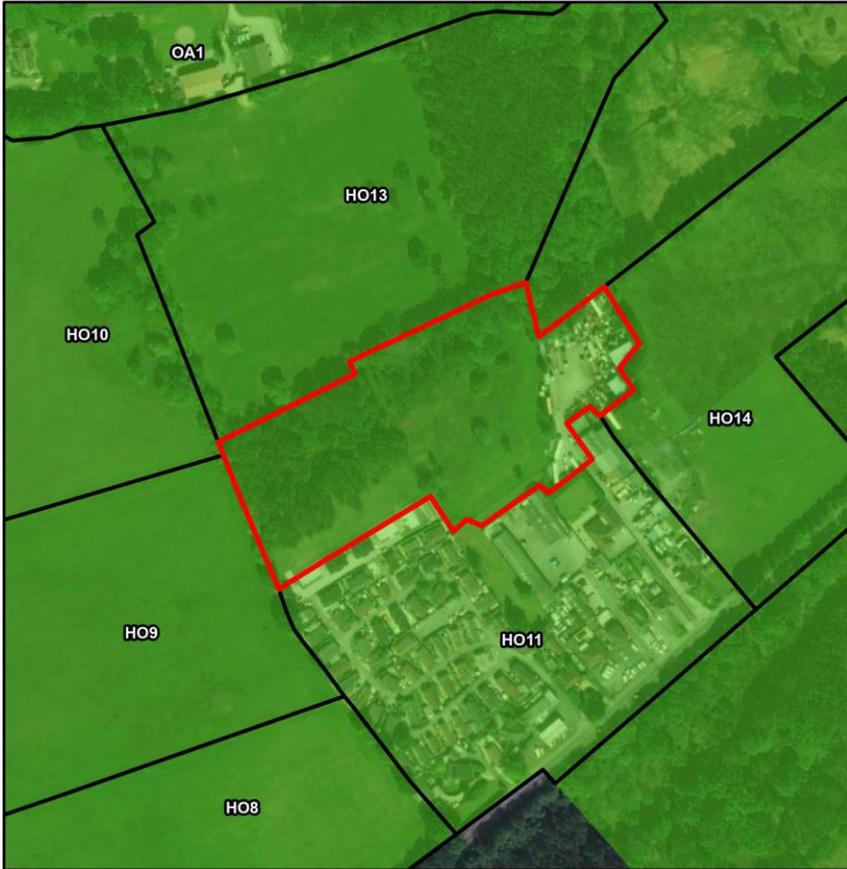
Land is not contained by urban development at Holton Heath. However, views are dominated by the urban development within the parcel washed over by the Green Belt. The A351 to the southeast of the parcel is breached by development within the parcel itself, but in combination with the protected woodland that lies across the main road along most of its frontage it is still considered to form a moderate boundary feature. Overall, there is moderate distinction between the parcel and the inset area.

HO11

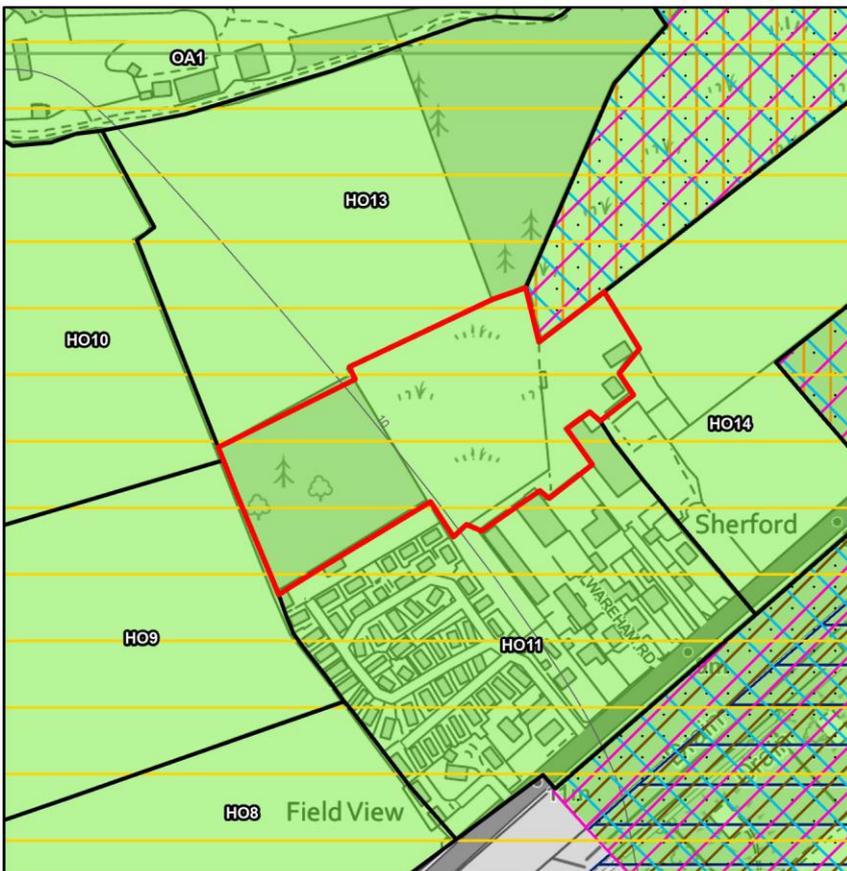
Contribution to the Green Belt purposes

- 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. There is a wide gap between Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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. This is washed over development in the countryside and there is moderate distinction between this and the urban area. 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.

Contribution of land in HO12



- HO12
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument



HO12

Parcel location and openness

Parcel size: 2.46ha

The parcel is located to the north of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town. Holton and Sandford Heaths SSSI and Dorset Heaths SAC is located to the east of the parcel.

Land is open, comprising largely of grassland. A storage area comprising of hardstanding and a few structures is located in the east of the parcel, but there is insufficient permanent development to have a significant impact on Green Belt openness.

Distinction between parcel and inset area

Land is not contained by urban development at Holton Heath. However, views are dominated by the washed-over but urbanising development to the south of the parcel. The A351 is breached by the adjacent park homes development, which weakens its role as a boundary feature, and the role of woodland within the inset area in creating separation from inset development is discounted because it lacks Green Belt protection. Overall there is moderate distinction between the parcel and the inset area.

HO12

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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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 and 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.

HO13

Parcel location and openness

Parcel size: 4.94ha

The parcel is located to the north of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town. Holton and Sandford Heaths SSSI and Dorset Heaths SAC is located to the east of the parcel.

Land is open, comprising of grassland and woodland.

Distinction between parcel and inset area

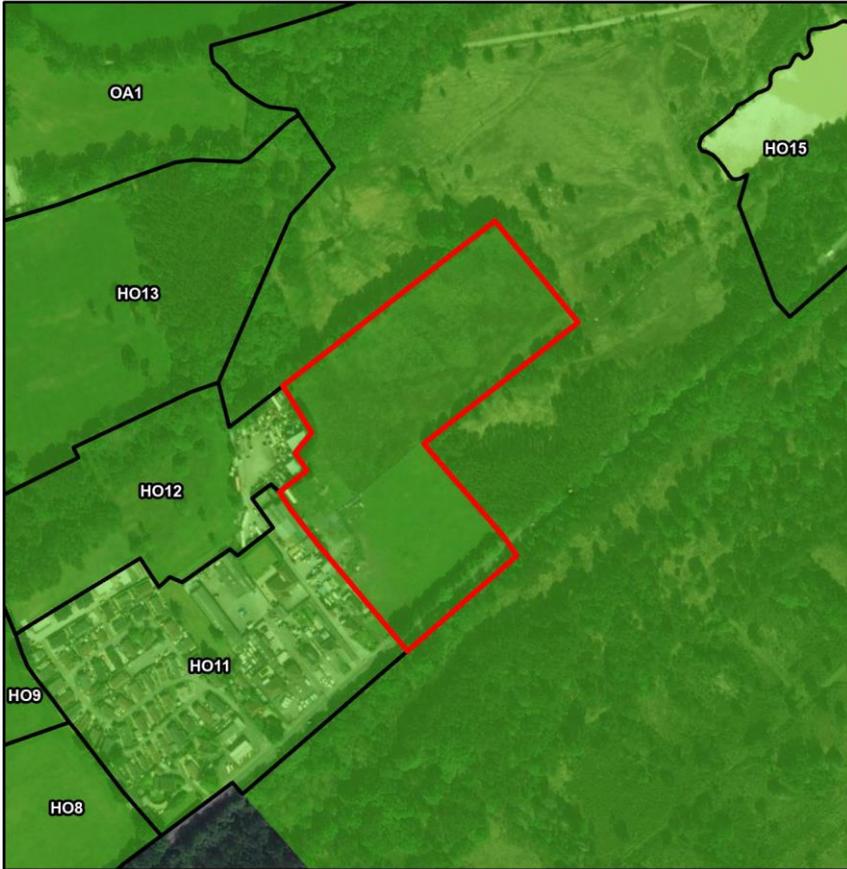
Woodland forms a strong boundary feature creating separation from the inset area at Holton Heath, and the parcel extends a significant distance from the inset area. In addition, the land is not contained by development and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the inset area.

HO13

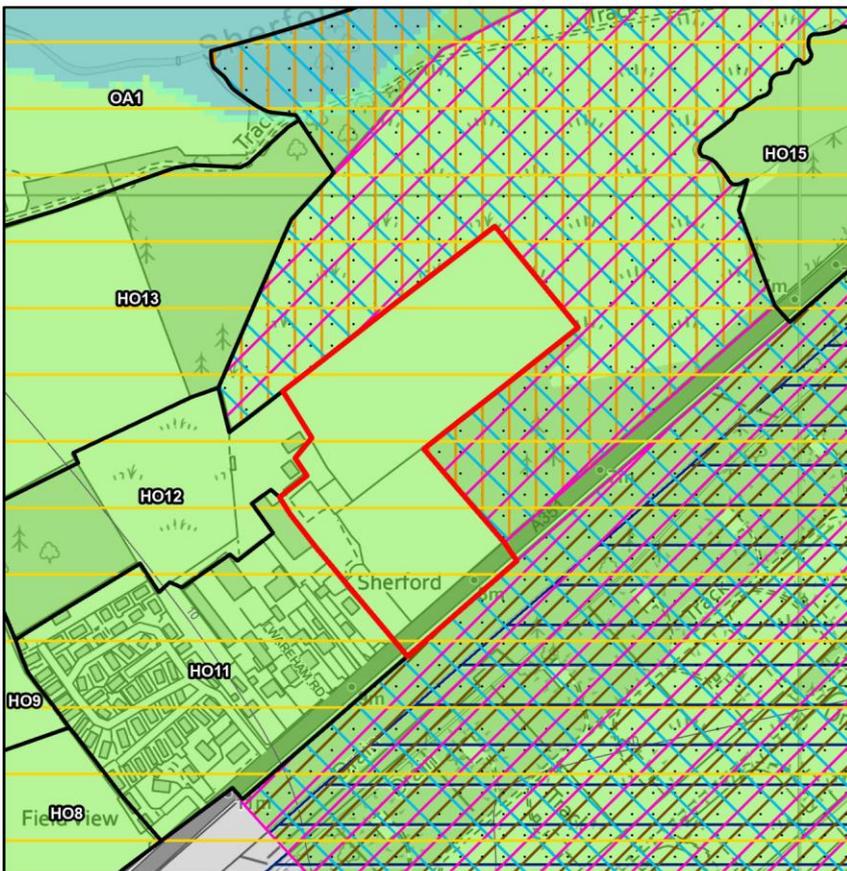
Contribution to the Green Belt purposes

- 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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.

Contribution of land in HO14



- HO14
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO14

Parcel location and openness

Parcel size: 3.4ha

The parcel is located to the north of the inset area at Holton Heath. Holton Heath does not constitute a large built-up area, a town or a historic town. Holton and Sandford Heaths SSSI and Dorset Heaths SAC is located to the east of the parcel.

Land is open, comprised of grassland fields.

Distinction between parcel and inset area

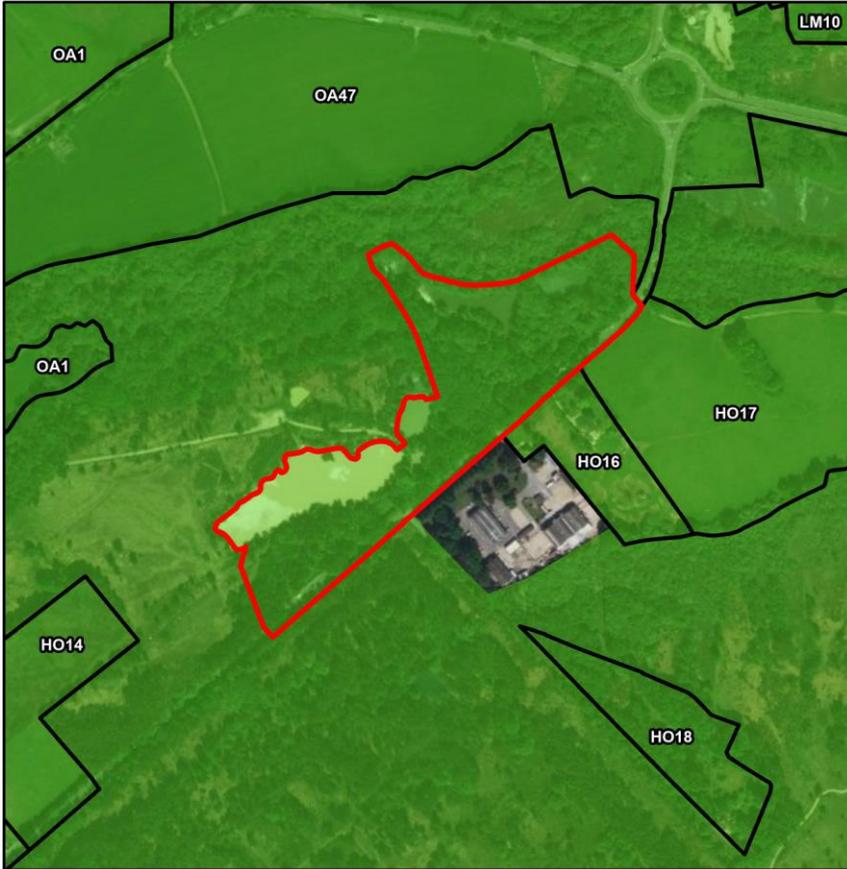
Although land is not contained by development and extends a significant distance from the inset area of Holton Heath, the presence of adjacent washed-over urbanising development means that the countryside does not dominate views. The A351 to the southeast of the parcel is breached by development adjoining the parcel to the west, and as such forms only a weak boundary feature, creating little separation from the inset area at Holton Heath (the boundary role of woodland within the inset area is discounted because it lacks Green Belt protection). Overall there is moderate distinction between the parcel and the inset area.

HO14

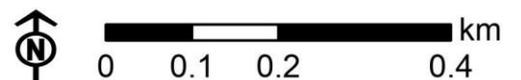
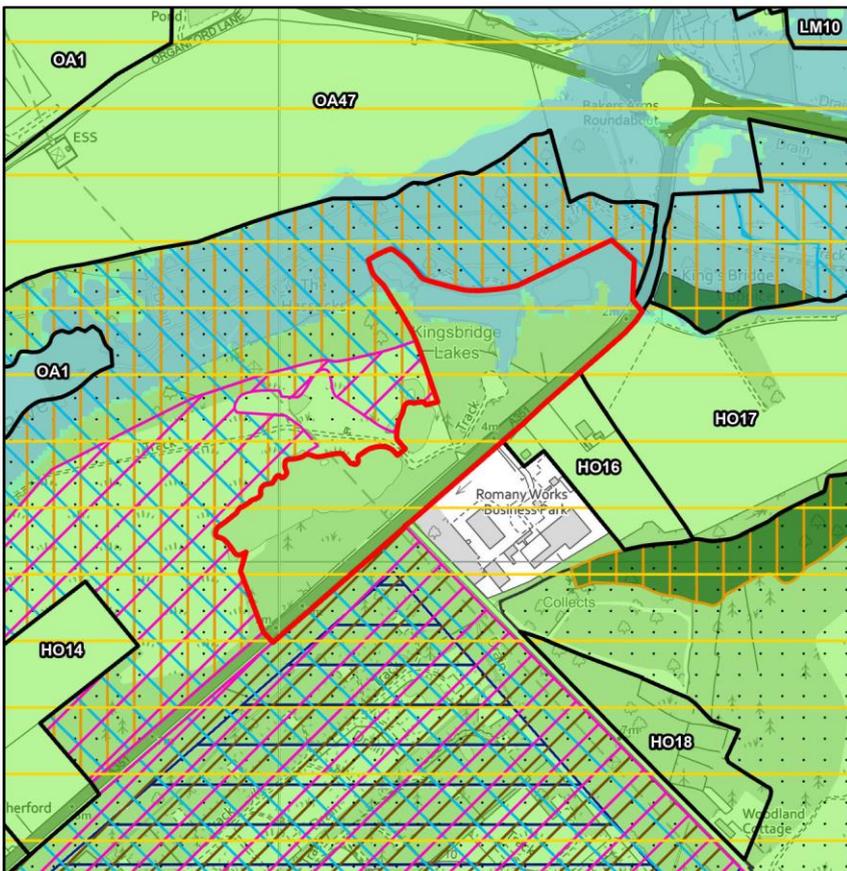
Contribution to the Green Belt purposes

- 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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 and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in HO15



- HO15
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Ancient Woodland Inventory
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO15

Parcel location and openness

Parcel size: 7.67ha

The parcel is located on the north western edge of Romany Centre Business Park. Holton Heath does not constitute a large built-up area, a town or a historic town. Holton and Sandford Heaths SSSI is located to the north of the parcel.

Land is open, comprising of woodland and lakes.

Distinction between parcel and inset area

The parcel is not contained by development, with views dominated by open countryside. Woodland cover within the parcel is very prominent, making it significantly different from the inset area, and this woodland, in addition to Wareham Road, forms a strong boundary feature to create separation from Romany Centre Business Park. Overall there is very strong distinction between the parcel and the inset area.

HO15

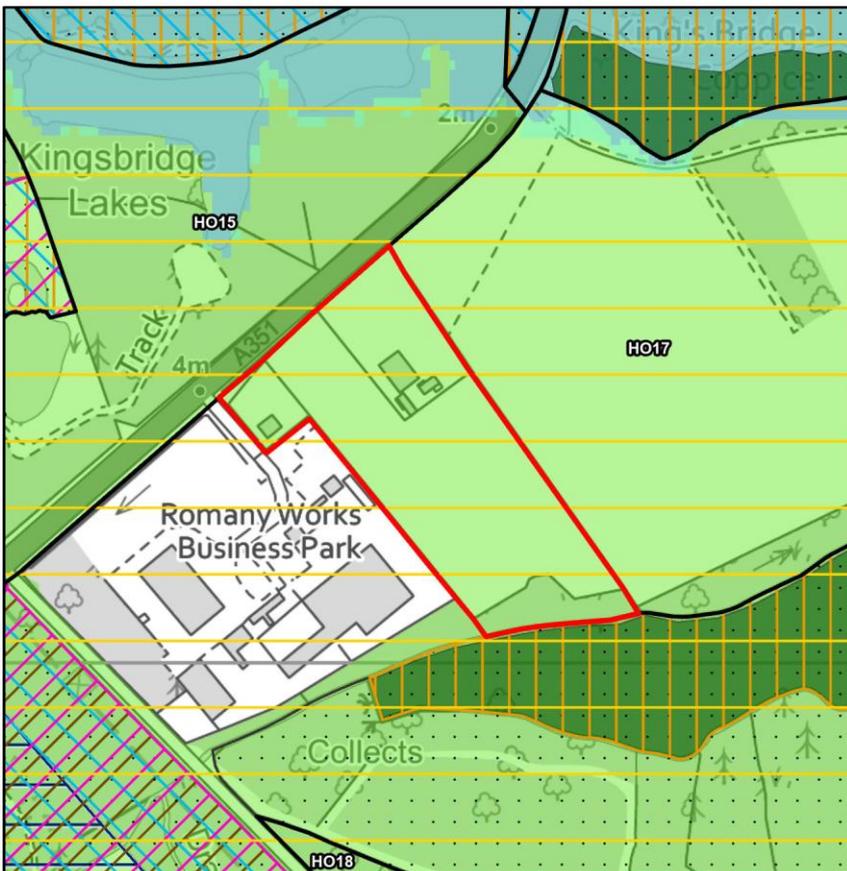
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Upton, part of the South East Dorset Conurbation, but has a stronger relationship with Holton Heath. 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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.

Contribution of land in HO16



- HO16
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Ancient Woodland Inventory
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO16

Parcel location and openness

Parcel size: 1.8ha

The parcel is located on the north eastern edge of Romany Centre Business Park. Holton Heath does not constitute a large built-up area, a town or a historic town.

Land is open, comprising largely of grassland and scrub. It contains two dwellings; however, this development is not large enough in scale to significantly impact openness.

Distinction between parcel and inset area

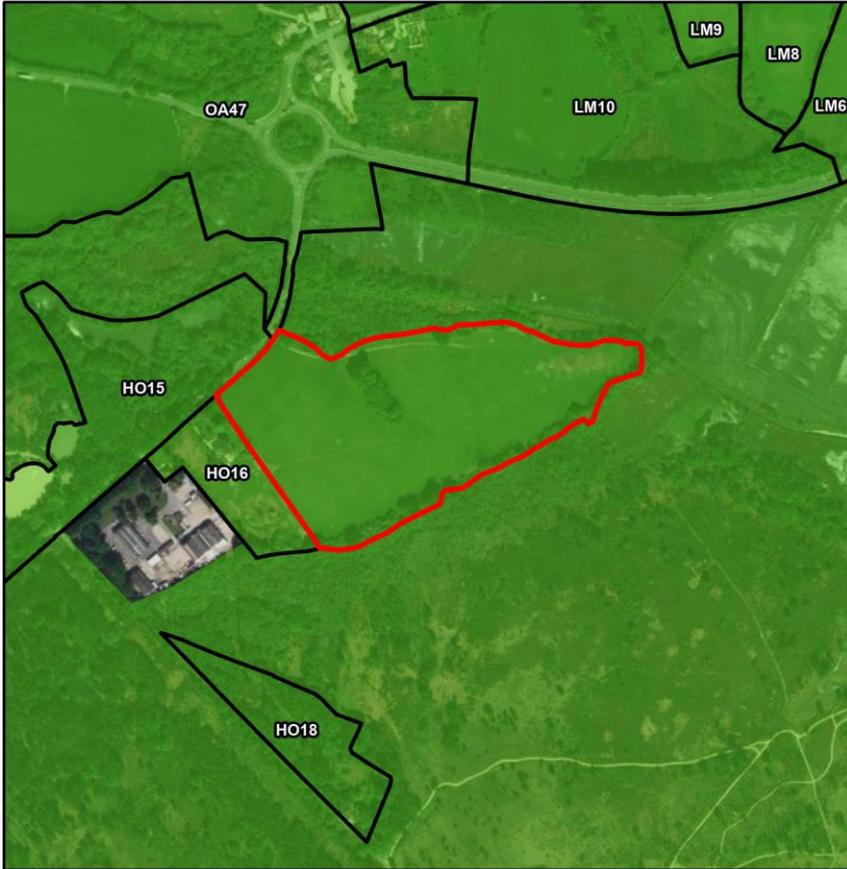
Although the parcel is not contained by development, there is only a weak boundary with the business park and the proximity of Romany Centre Business Park means that both the countryside and the inset area influence views. Overall there is moderate distinction between the parcel and the inset area.

HO16

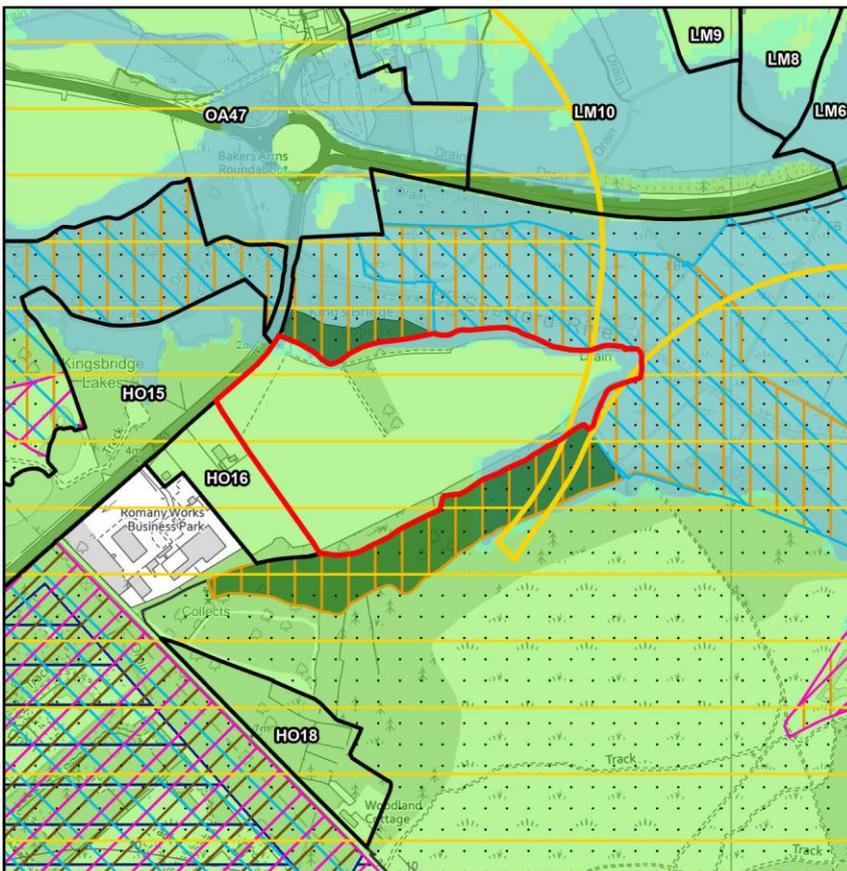
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Upton, part of the South East Dorset Conurbation, but has a stronger relationship with Holton Heath. 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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 and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in HO17



-  HO17
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Ramsar
-  Site of Special Scientific Interest
-  National Nature Reserve
-  Ancient Woodland Inventory
-  Scheduled monument
-  Flood Zone 2
-  Flood Zone 3



HO17

Parcel location and openness

Parcel size: 9.1ha

The parcel is located to the northeast of Romany Centre Business Park. Holton Heath does not constitute a large built-up area, a town or a historic town. Holton and Sandford Heaths SSSI is located to the east of the parcel.

Land is open, comprising of farmland and a small wooded copse.

Distinction between parcel and inset area

The grassland, scrub and gardens to the southeast of the parcel create little separation from the inset area of Romany Centre Business Park. However, the land extends a significant distance from the inset area, is not contained by development and views are dominated by open countryside. Overall there is strong distinction between the parcel and the inset area.

HO17

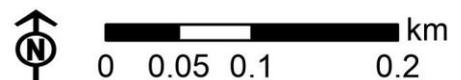
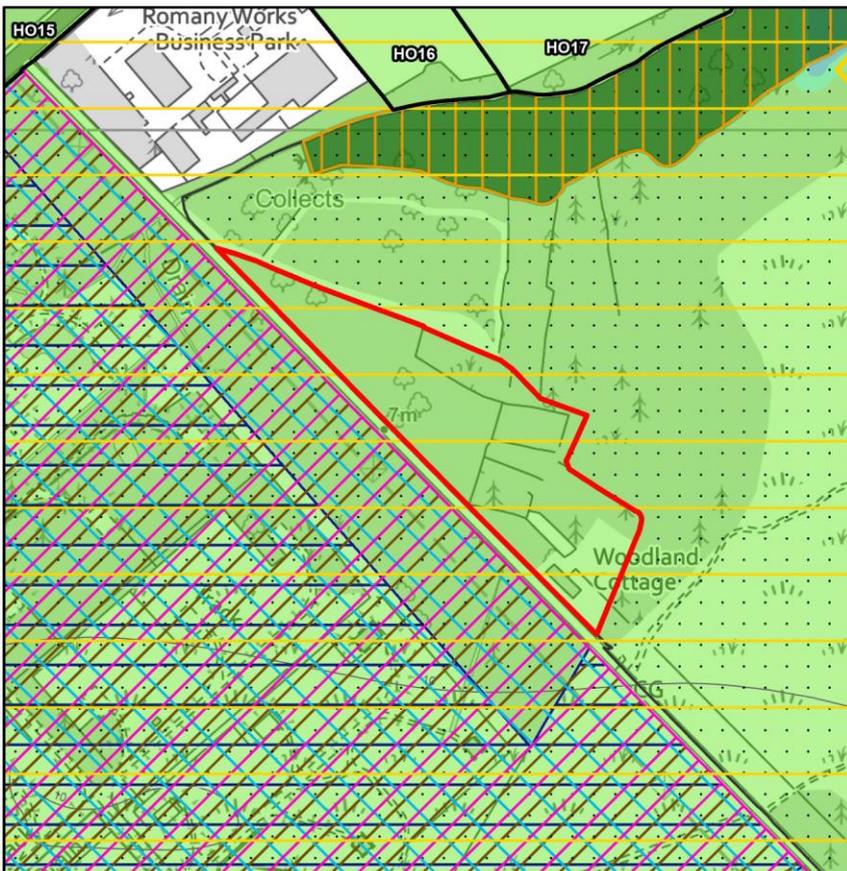
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Upton, part of the South East Dorset Conurbation, but has a stronger relationship with Holton Heath. 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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.

Contribution of land in HO18



- HO18
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Ancient Woodland Inventory
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO18

Parcel location and openness

Parcel size: 2.19ha

The parcel is located to the southeast of Romany Centre Business Park. Holton Heath does not constitute a large built-up area, a town or a historic town. It is entirely enclosed by Holton and Sandford Heaths SSSI, an absolute constraint to development.

Land is open, comprising of woodland and scrub. It contains a single dwelling in the south; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

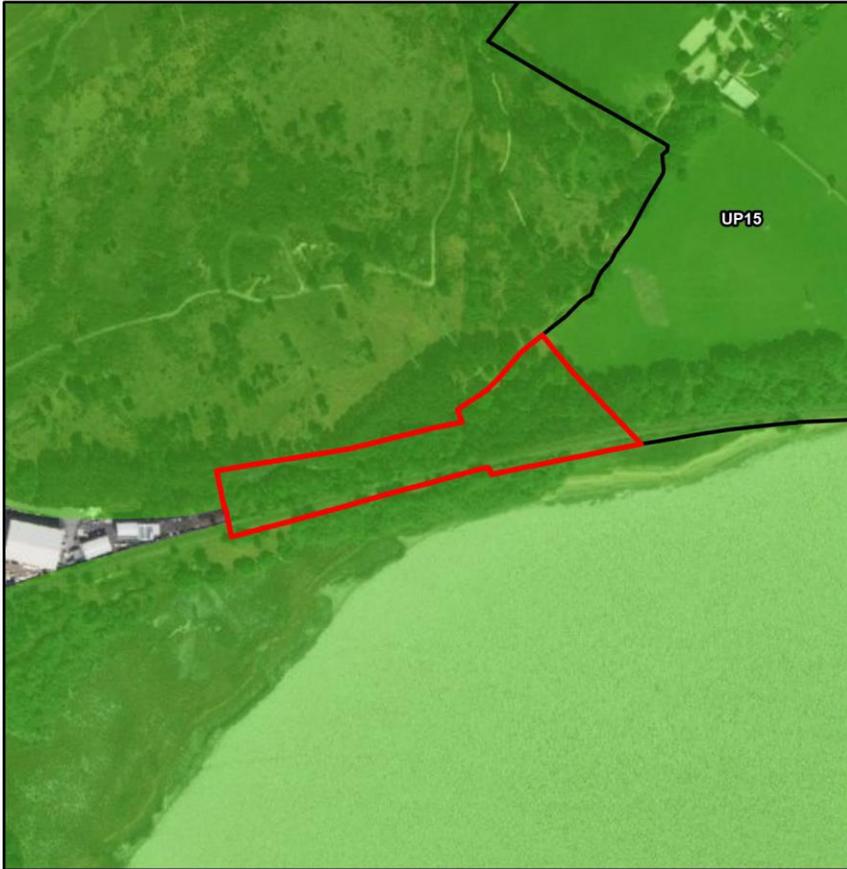
The parcel is not contained by urban development and views are dominated by open countryside. Woodland within the parcel and to the north (the latter protected by SSSI designation) form strong boundary features, creating separation from the inset area, and the woodland land cover within the parcel is very prominent, making it significantly different from the inset area of Romany Centre Business Park. Overall there is very strong distinction between the parcel and the inset area.

HO18

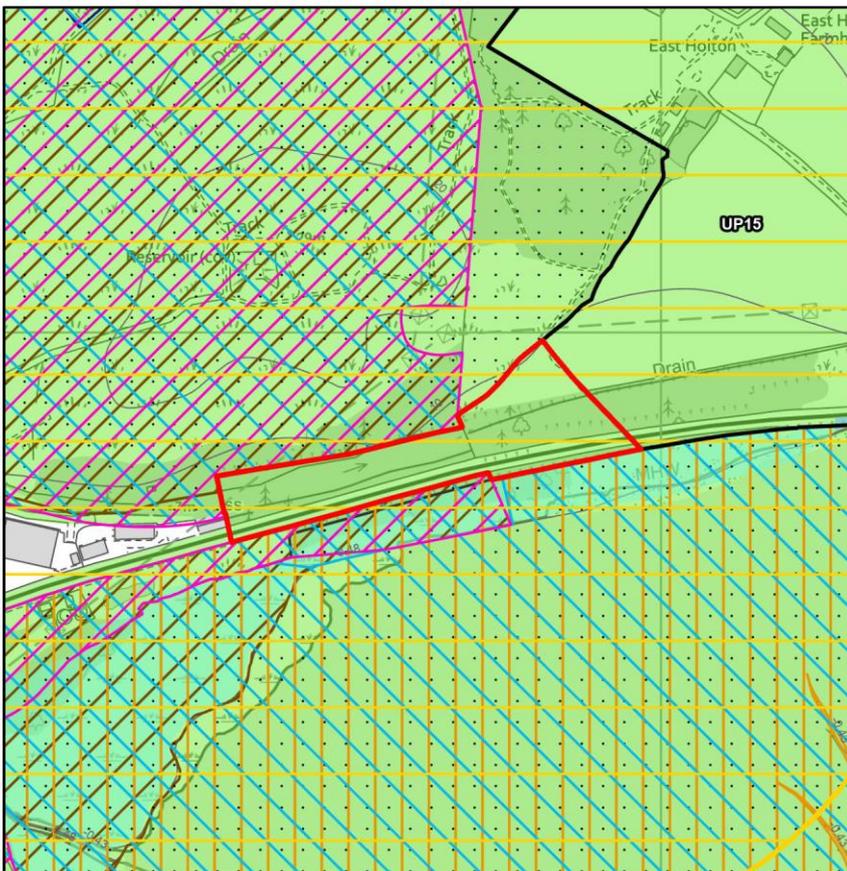
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Upton, part of the South East Dorset Conurbation, but has a stronger relationship with Holton Heath. 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 Upton/Hamworthy and Wareham. Intervening urban development at Lytchett Minster, Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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.

Contribution of land in HO19



- HO19
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



HO19

Parcel location and openness

Parcel size: 2.54ha

The parcel is located on the eastern edge of the inset area at Holton Heath. Holton Heath 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

Land is not contained by development at Holton Heath. The woodland cover within the parcel is very prominent, making it significantly different from the inset area, and forms a strong boundary feature creating separation from the inset area. In addition, views are dominated by open countryside. Overall there is very strong distinction between the parcel and the inset area.

HO19

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Upton, part of the South East Dorset Conurbation, but has a stronger relationship with Holton Heath. 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 forms part of the wide gap between Hamworthy and Wareham. Intervening urban development at Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. 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.