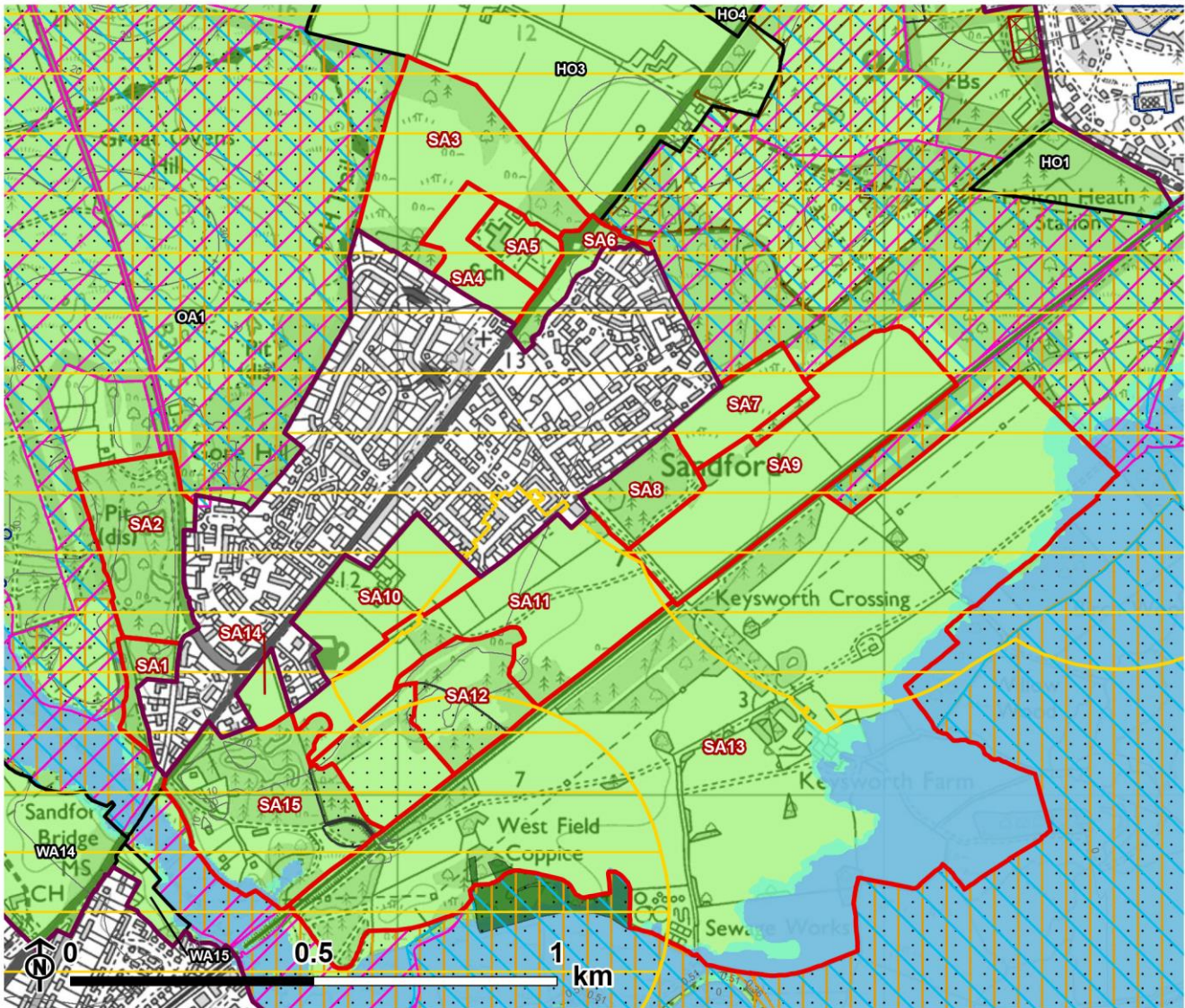
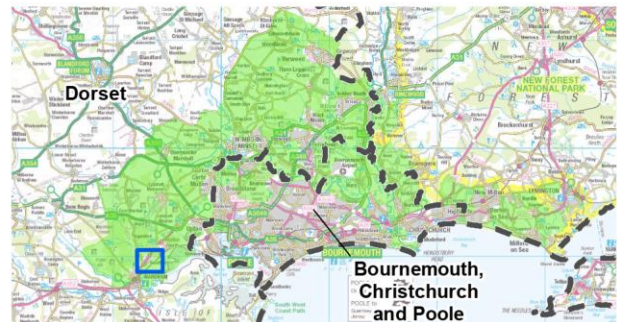


Appendix B
Detailed Stage 1
Contribution
Assessments:
Sandford

Sandford



- - - Local Authority boundary
 - Inset area
 - Green Belt
 - Red outline Sandford parcel
 - Black outline Neighbouring parcel
 - Red cross-hatch No openness
- Absolute constraints**
- Pink diagonal hatch Special Area of Conservation
 - Blue diagonal hatch Special Protection Area
 - Yellow diagonal hatch Ramsar
 - Black dotted Site of Special Scientific Interest
 - Orange diagonal hatch National Nature Reserve
 - Dark green Ancient Woodland Inventory
 - Blue outline Scheduled monument



- Potential constraints**
- Blue Flood zone 3
 - Light blue Flood zone 2
 - Yellow 400m Heathland Area

Map Copyright Information

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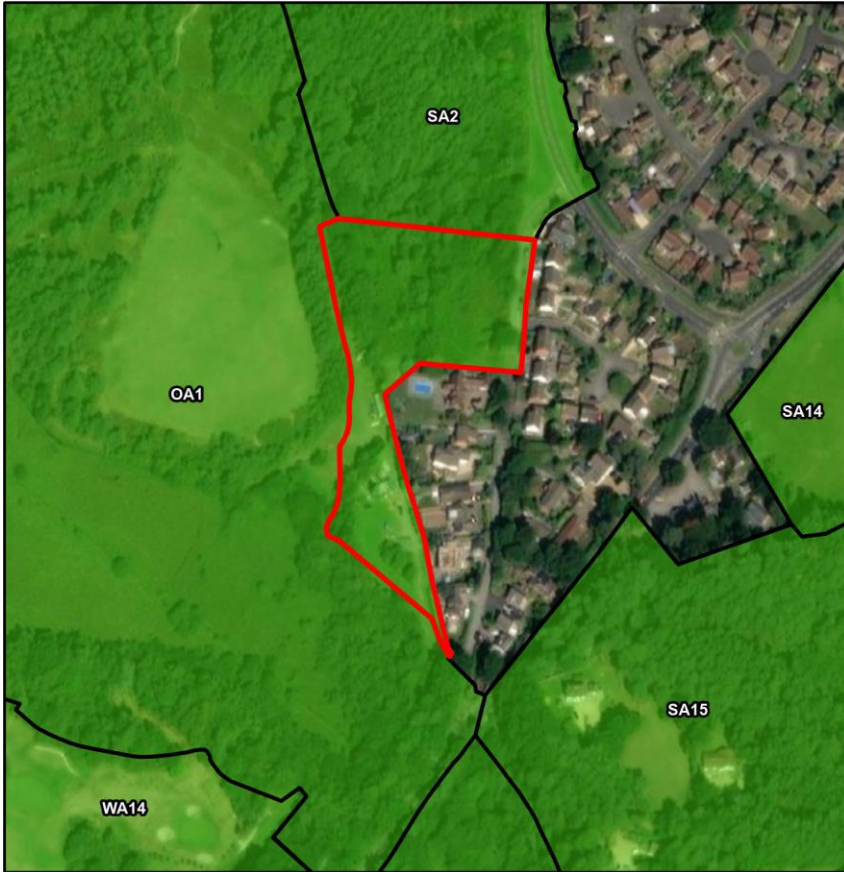
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Components of contribution assessment

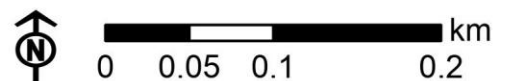
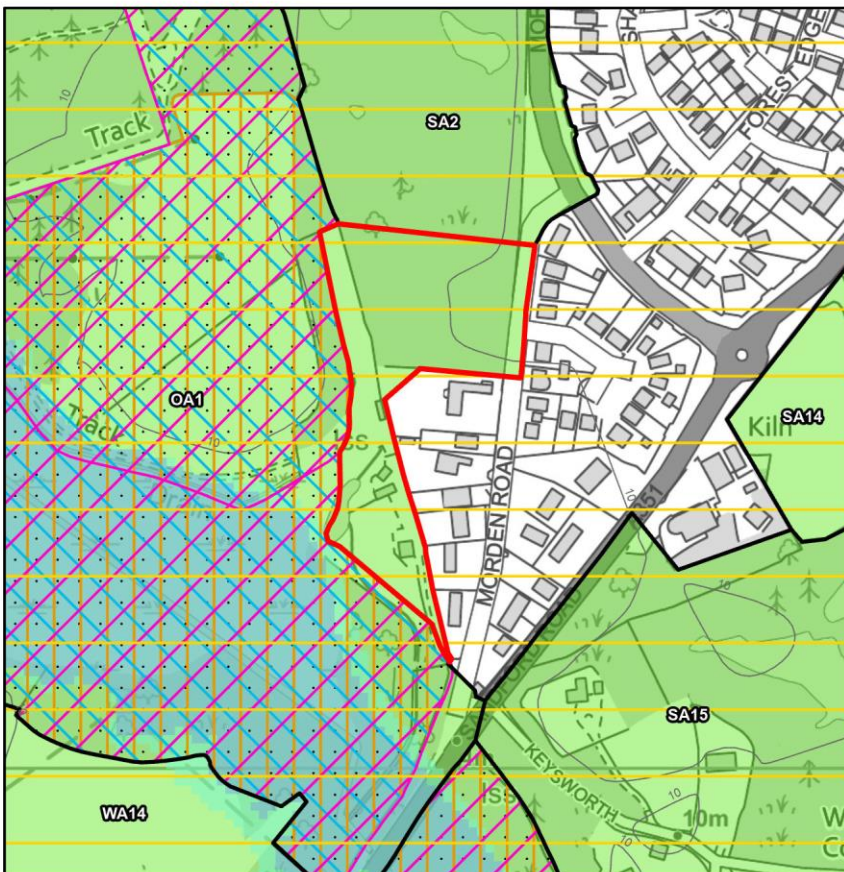
The analysis of contribution to the Green Belt purposes considers:

- 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 SA1



- SA1
- 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



SA1

Parcel location and openness

Parcel size: 1.47ha

The parcel is located on the south western edge of Sandford. Sandford does not constitute a large built-up area, a town or 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 an area of woodland scrub to the north, and an area to the south with some hardstanding, an unmade road and patches of grass and tree cover. There are some temporary storage uses in the latter area, but not enough development to significantly affect Green Belt openness.

Distinction between parcel and inset area

Although land is not contained by urban development, there is no boundary feature to create separation from the inset area to the east and south of the parcel, so neither the countryside nor the urban area dominates views. In addition, land is in close proximity to Sandford. Overall there is moderate distinction between the parcel and the urban area.

SA1

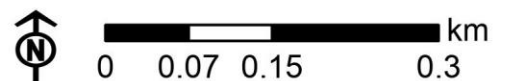
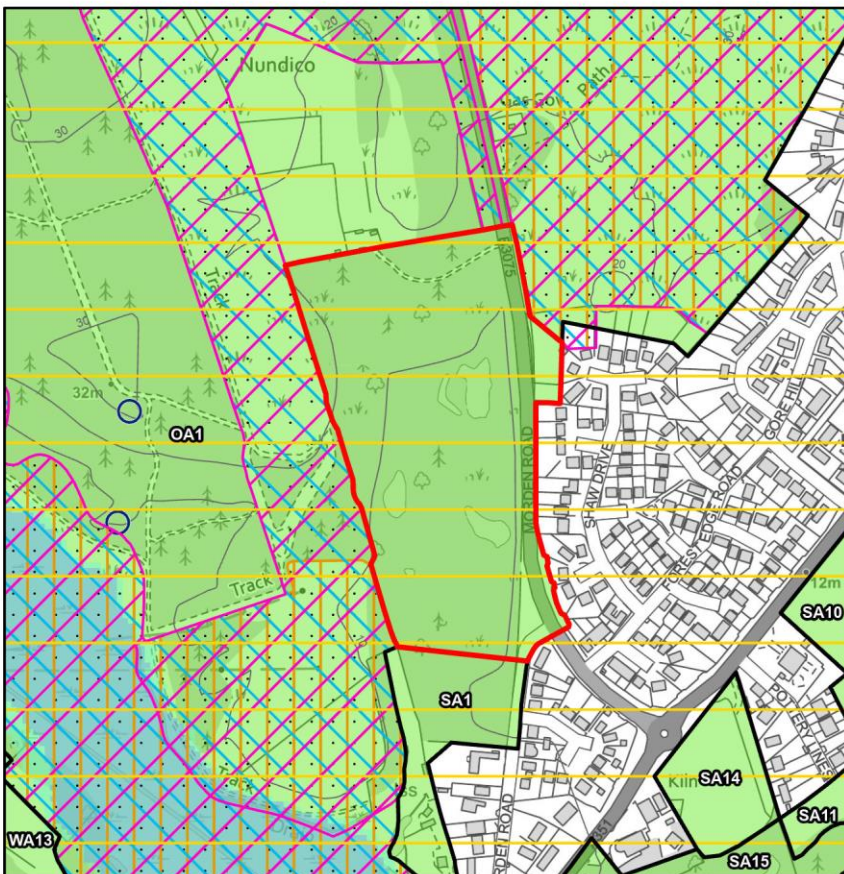
Contribution to the Green Belt purposes

- 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, 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: 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 SA2



- SA2
- 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



SA2

Parcel location and openness

Parcel size: 6.69ha

The parcel is located on the south western edge of Sandford. Sandford does not constitute a large built-up area, a town or a historic town. Dorset Heaths SAC and Morden Bog and Hyde Heath SSSI are located adjacent to the parcel.

Land is open, dominated by woodland bordering Morden Road.

Distinction between parcel and inset area

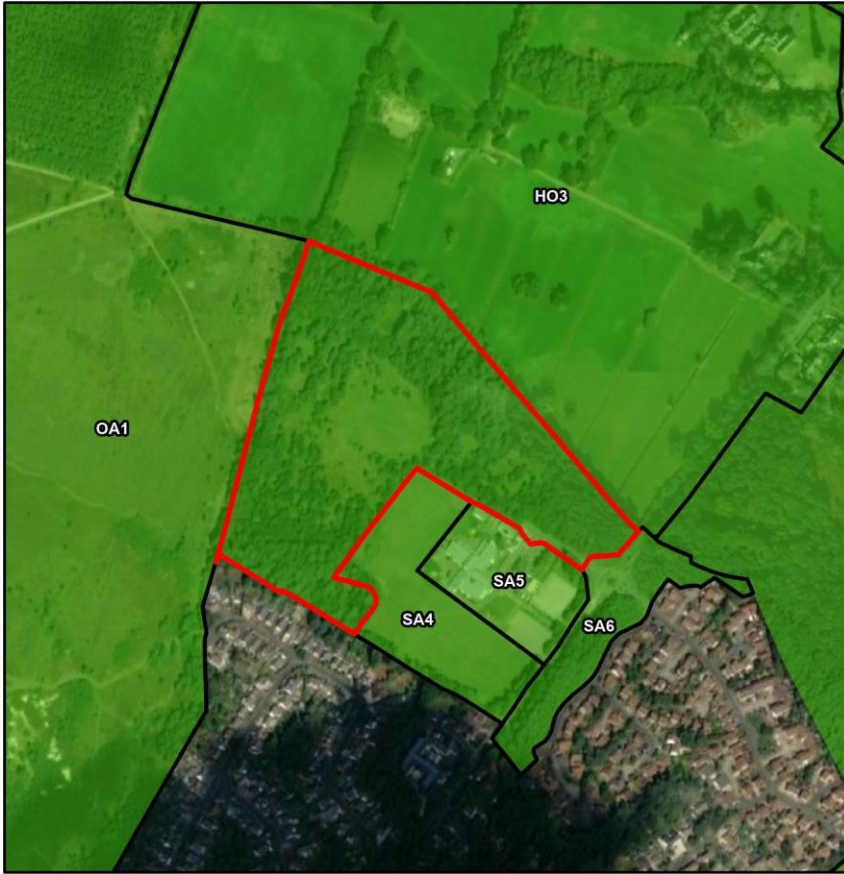
Tree cover is very prominent, making the parcel significantly distinct from the inset area, with woodland blocks forming a strong boundary feature and creating separation from Sandford. The parcel is not contained by urban development and is dominated by views of open countryside. Overall there is very strong distinction between the parcel and the urban area.

SA2

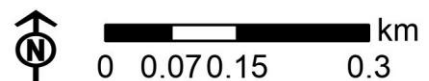
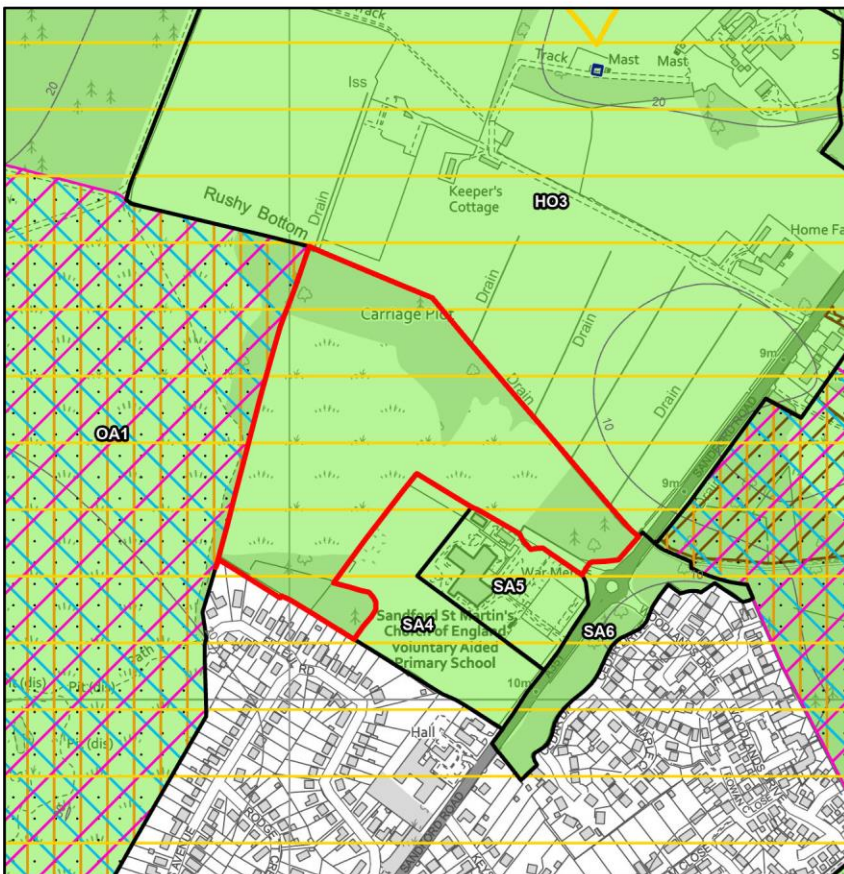
Contribution to the Green Belt purposes

- 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 countryside. 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, 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 SA3



-  SA3
-  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



SA3

Parcel location and openness

Parcel size: 9.89ha

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

Land is largely tree-covered, but with some open grassland. There is no built development to diminish openness.

Distinction between parcel and inset area

Tree cover in this parcel and to east alongside the A351 form a strong boundary to the urban area, and the extent of tree cover within the parcel adds to distinction. The parcel is not contained by urban development, extends a significant distance from Sandford, and is dominated by views of open countryside. Overall there is very strong distinction between the parcel and the urban area.

SA3

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, 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

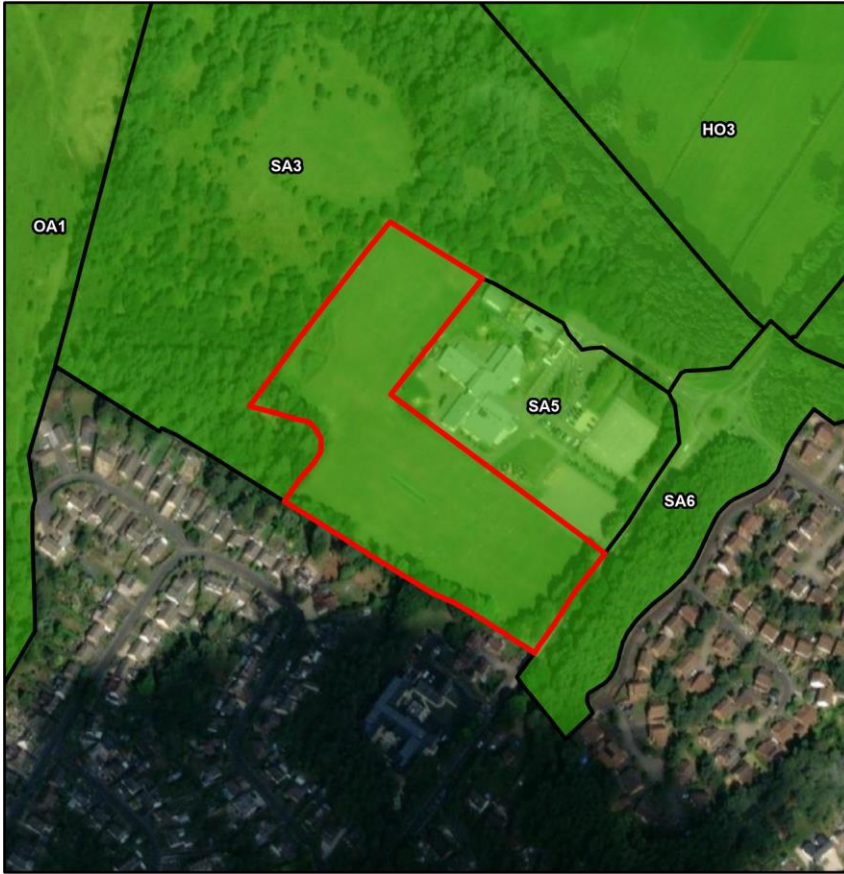
The parcel does not contribute to the setting or special character of any historic towns.

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

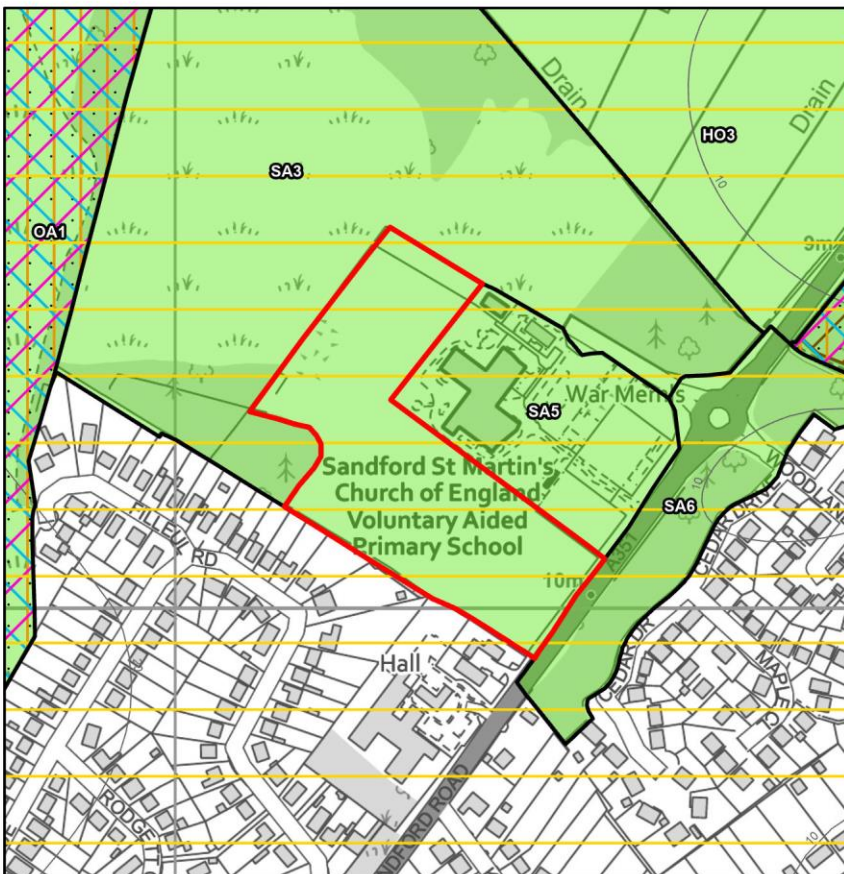
Contribution: Equal

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

Contribution of land in SA4



- SA4
- 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



SA4

Parcel location and openness

Parcel size: 2.8ha

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

Land is open and comprises recreational sports grounds associated with the adjacent primary school.

Distinction between parcel and inset area

Although land has some degree of containment by urban development, the woodland to the east and well-treed hedgerow to the south constitute moderate boundary features that create some separation from the inset area. Therefore, despite the visible presence of the adjacent school building the parcel also retains a visual association with the countryside. Overall there is moderate distinction between the parcel and the urban area.

SA4

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, 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: Moderate

Land is open, but the functional association of the school playing fields with the adjacent urban area diminish the extent to which it is perceived as countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

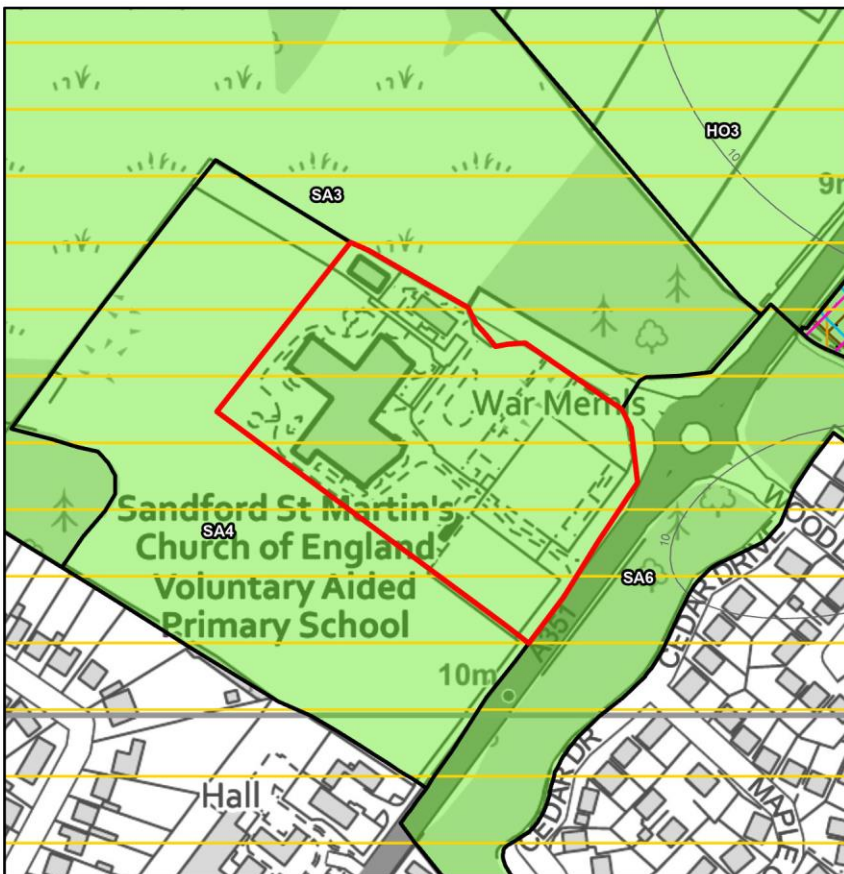
Contribution: Equal

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

Contribution of land in SA5



-  SA5
-  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



SA5

Parcel location and openness

Parcel size: 1.88ha

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

The Sandford Middle School building and car park have a significant urbanising influence.

Distinction between parcel and inset area

Although land has some degree of containment by urban development, the woodland to the east and well-treed hedgerow to the south constitute moderate boundary features that create some separation from the inset area. Therefore, despite its use it has a visual association with the countryside as well as with urban development. Overall there is moderate distinction between the parcel and the urban area.

SA5

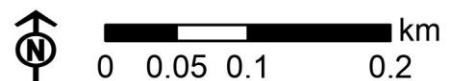
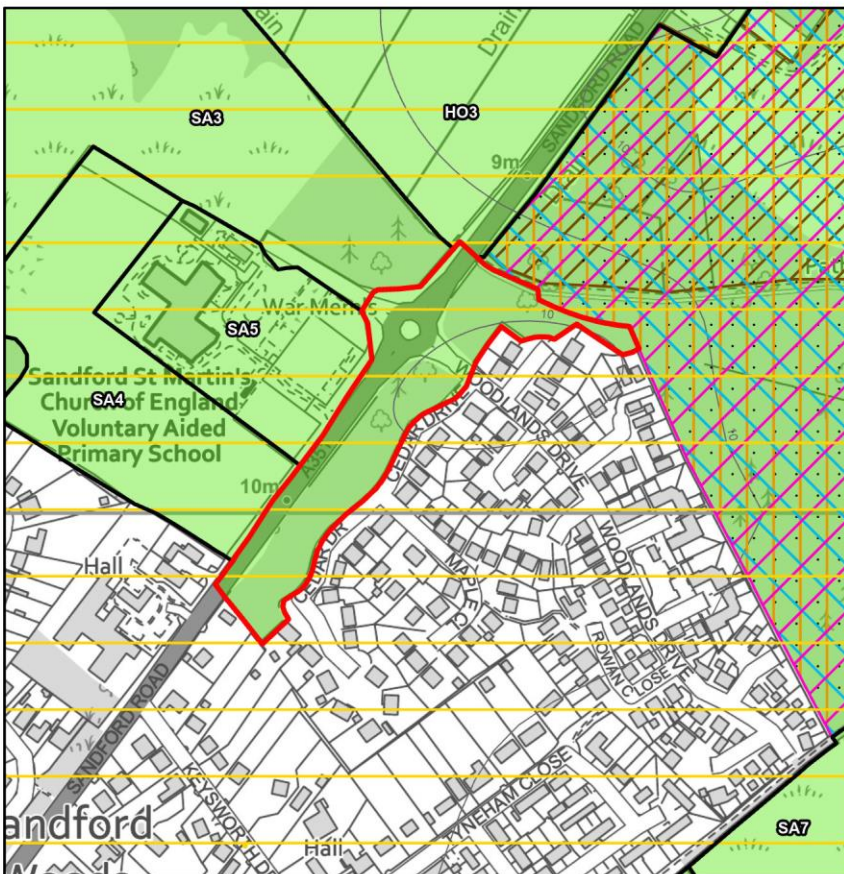
Contribution to the Green Belt purposes

- 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 Wareham and Upton and Hamworthy. Urbanising development at Sandford and Holton Heath reduces gaps but there are some significant separating features including Poole Harbour, 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 weak/no contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Weak/No
Land is relatively developed but the school constitutes limited urbanising development, and its proximity to, and functional association with, the adjacent urban area diminishes the extent to which it is perceived as countryside. 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 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 SA6



- SA6
- 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



SA6

Parcel location and openness

Parcel size: 1.88ha

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

Land is open and comprises a linear block of woodland. Woodlands Drive cuts through the north of the parcel and connects to the A351 (Sandford Road), which borders the parcel to the north and west.

Distinction between parcel and inset area

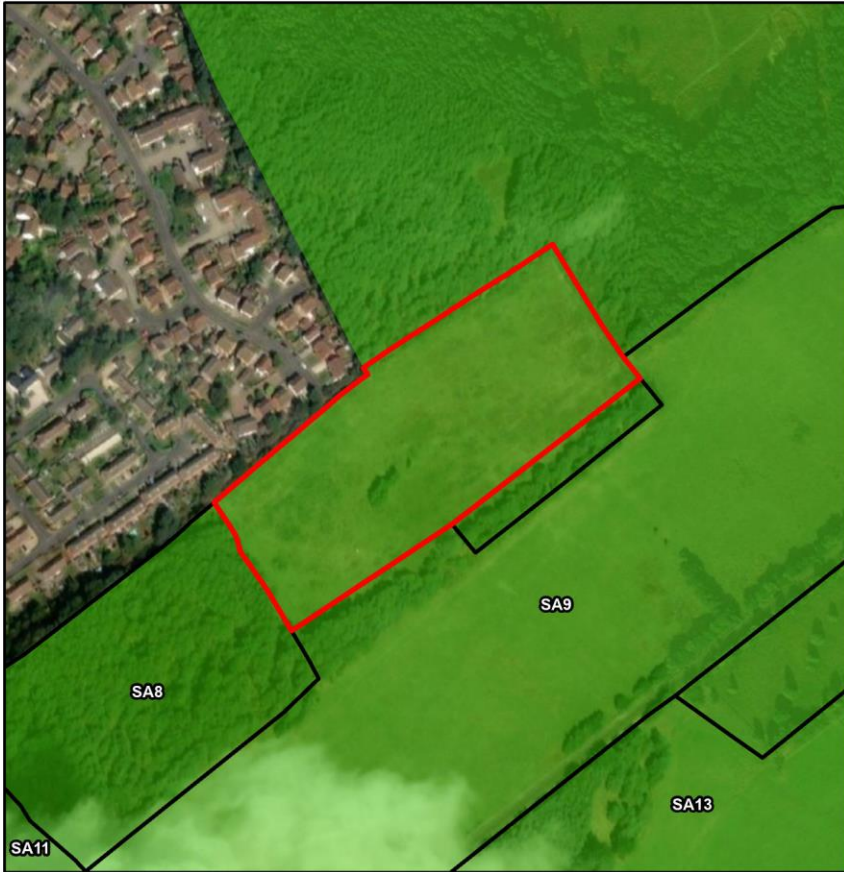
Land is in close proximity to Sandford, which contains it to the south and east, but the prominence of the parcel's tree cover makes it significantly different from the inset area and forms a strong boundary feature. The parcel is too narrow for views not to be influenced by the urban area to some degree, but overall, there is strong distinction between the parcel and the urban area.

SA6

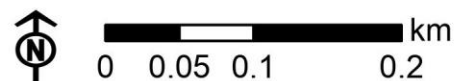
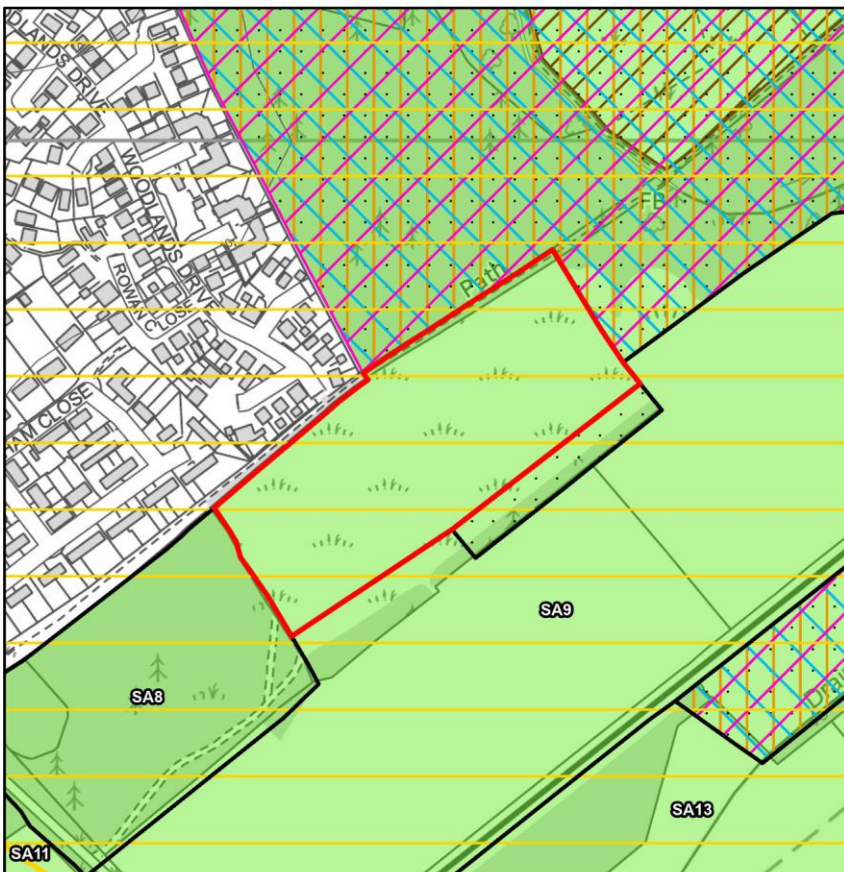
Contribution to the Green Belt purposes

- 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, 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 SA7



- SA7
- 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



SA7

Parcel location and openness

Parcel size: 3.21ha

The parcel is located on the north eastern edge of Sandford. Sandford does not constitute a large built-up area, a town or a historic town. Holton and Sandford Heaths SSSI and Dorset Heaths SAC are located adjacent to the parcel.

Land is open and consists of a single field.

Distinction between parcel and inset area

The public right of way and associated hedge and garden boundaries along the inset edge of Sandford constitute a moderate boundary. In addition, land is not contained by urban development so views are not dominated by either the countryside or the urban area. Overall there is moderate distinction between the parcel and the urban area.

SA7

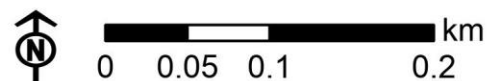
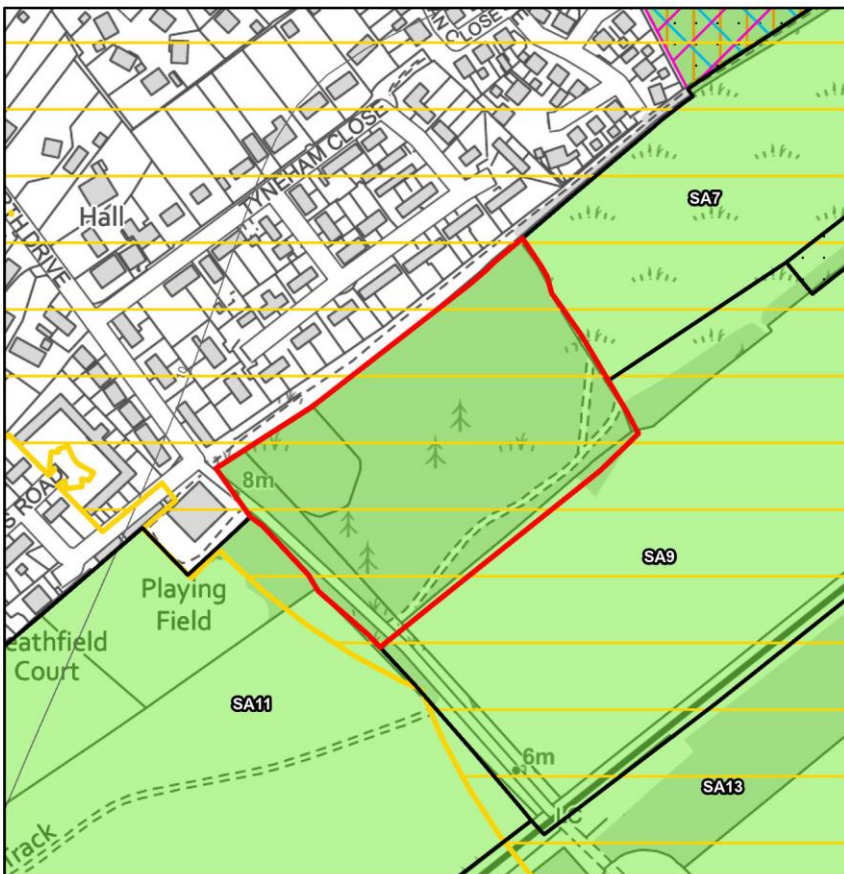
Contribution to the Green Belt purposes

- 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, 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: 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 SA8



- SA8
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest



SA8

Parcel location and openness

Parcel size: 3.1ha

The parcel is located on the eastern edge of Sandford. Sandford does not constitute a large built-up area, a town or a historic town.

Land is woodland, with no development.

Distinction between parcel and inset area

Although land is in close proximity to Sandford its tree cover forms a strong boundary feature and emphasises its distinction from the urban area. It is not contained by urban development, and views are dominated by countryside. Overall there is very strong distinction between the parcel and the urban area.

SA8

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, 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

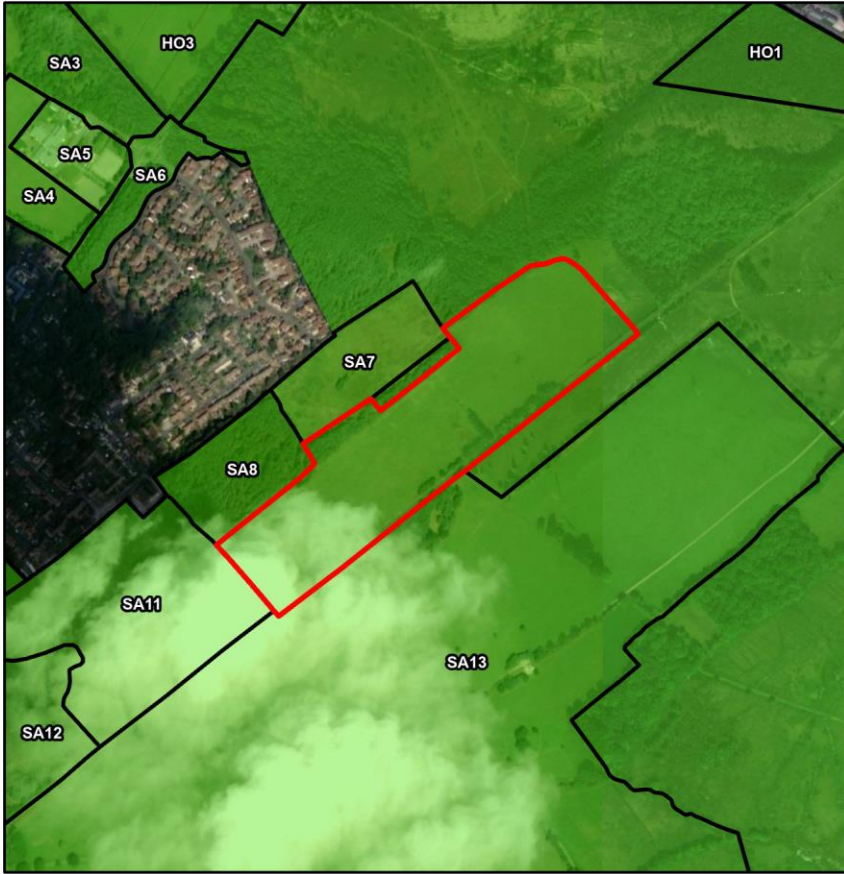
The parcel does not contribute to the setting or special character of any historic towns.

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

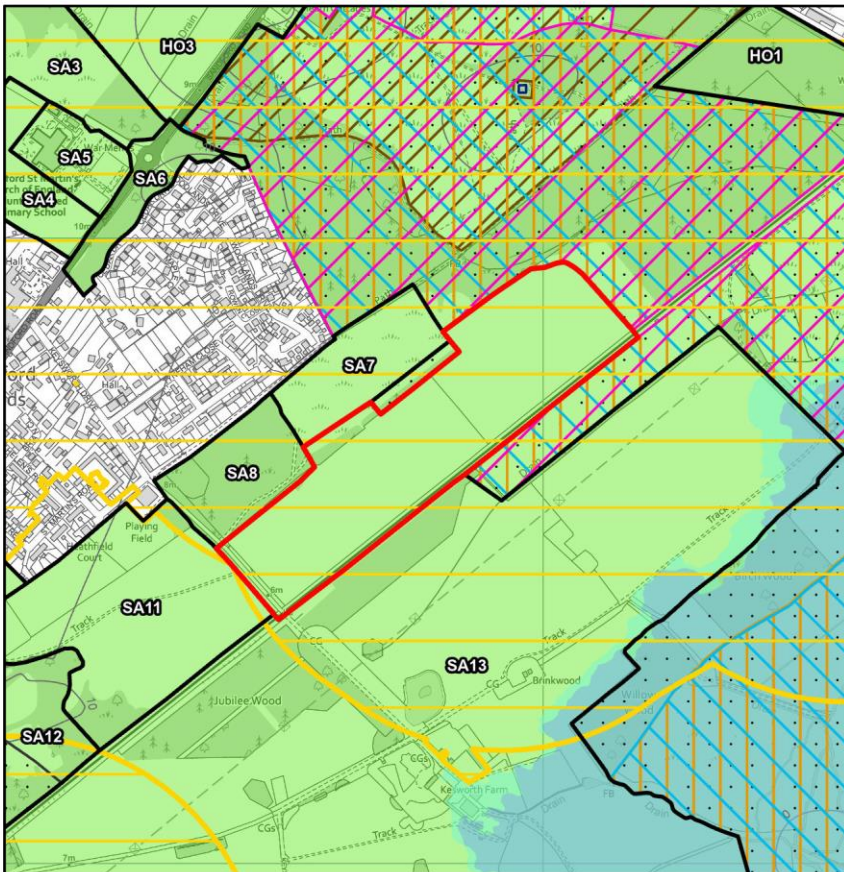
Contribution: Equal

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

Contribution of land in SA9



- SA9
- 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



SA9

Parcel location and openness

Parcel size: 12.69ha

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

A large, flat open field bordered by trees and by the railway line to the south.

Distinction between parcel and inset area

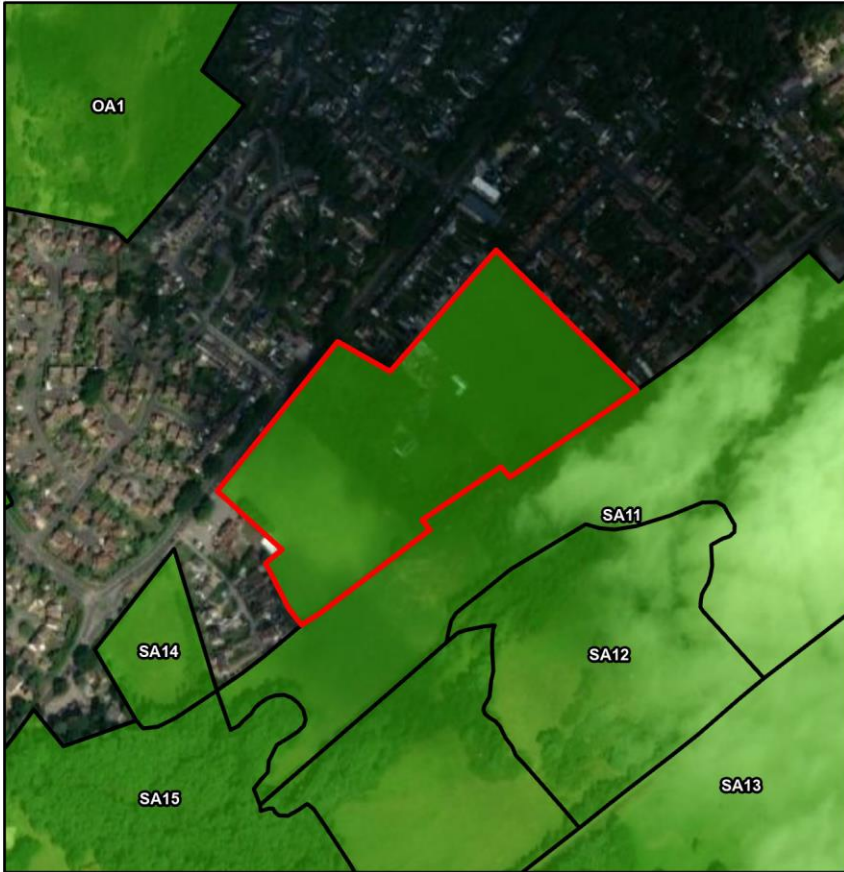
Tree cover within the parcel forms a strong boundary feature creating separation from Sandford. The parcel is not contained by urban development and is dominated by views of open countryside. Overall there is strong distinction between the parcel and the urban area.

SA9

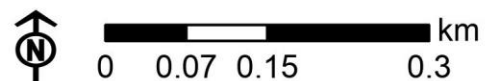
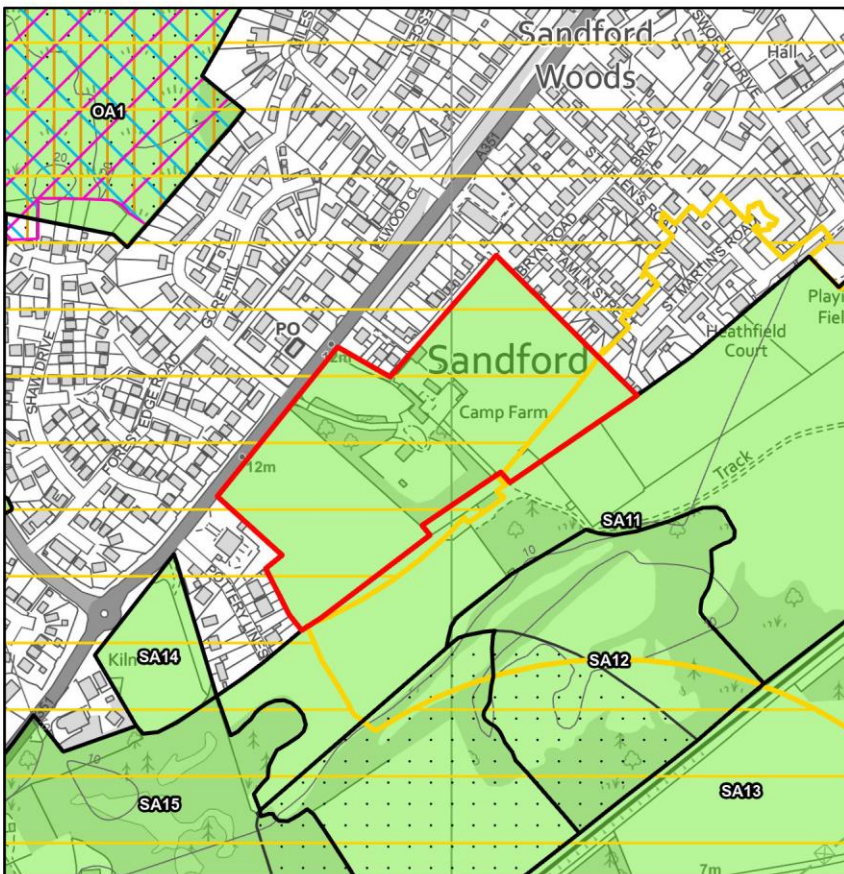
Contribution to the Green Belt purposes

- 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, 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 SA10



- SA10
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest



SA10

Parcel location and openness

Parcel size: 5.79ha

The parcel is located on the south eastern edge of Sandford. Sandford does not constitute a large built-up area, a town or a historic town.

Land is open and is comprised of agricultural fields together with two dwellings and associated structures set within a well-treed boundary hedgerow. This development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Land is in close proximity to Sandford, and the weak garden boundary features along most of the northern and eastern edges of the parcel create little separation from the urban area. Land is largely contained by urban development, which dominates the views from the parcel. The two houses within the parcel have greater visual distinction from the urban area (one more so than the other), but their residential use and proximity to the urban edge offset this. Overall there is weak distinction between the parcel and the urban area.

SA10

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. 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, and Holton and Sandford Heaths. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

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

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

Contribution: Weak/No

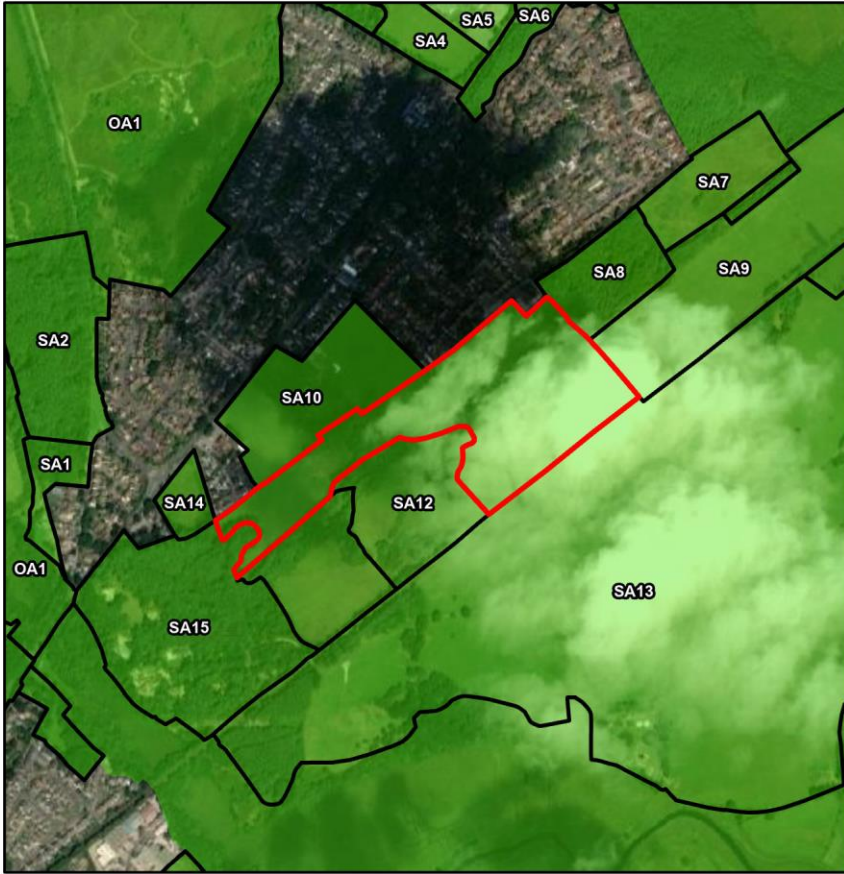
The parcel does not contribute to the setting or special character of any historic towns.

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

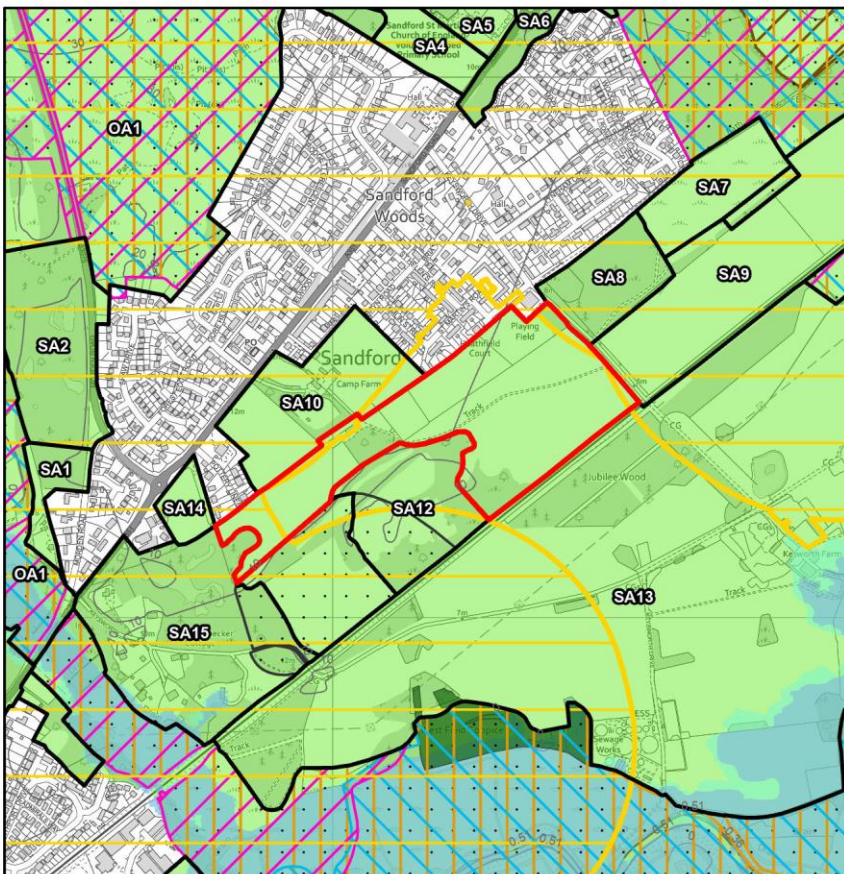
Contribution: Equal

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

Contribution of land in SA11



- SA11
- 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
- Flood Zone 2
- Flood Zone 3



SA11

Parcel location and openness

Parcel size: 12.81ha

The parcel is located on the south eastern edge of Sandford. Sandford does not constitute a large built-up area, a town or a historic town. Holton and Sandford Heaths SSSI is located adjacent to the parcel.

Land is open, comprising predominantly of agricultural fields and a small area with an agricultural/storage structure and some scrub vegetation.

Distinction between parcel and inset area

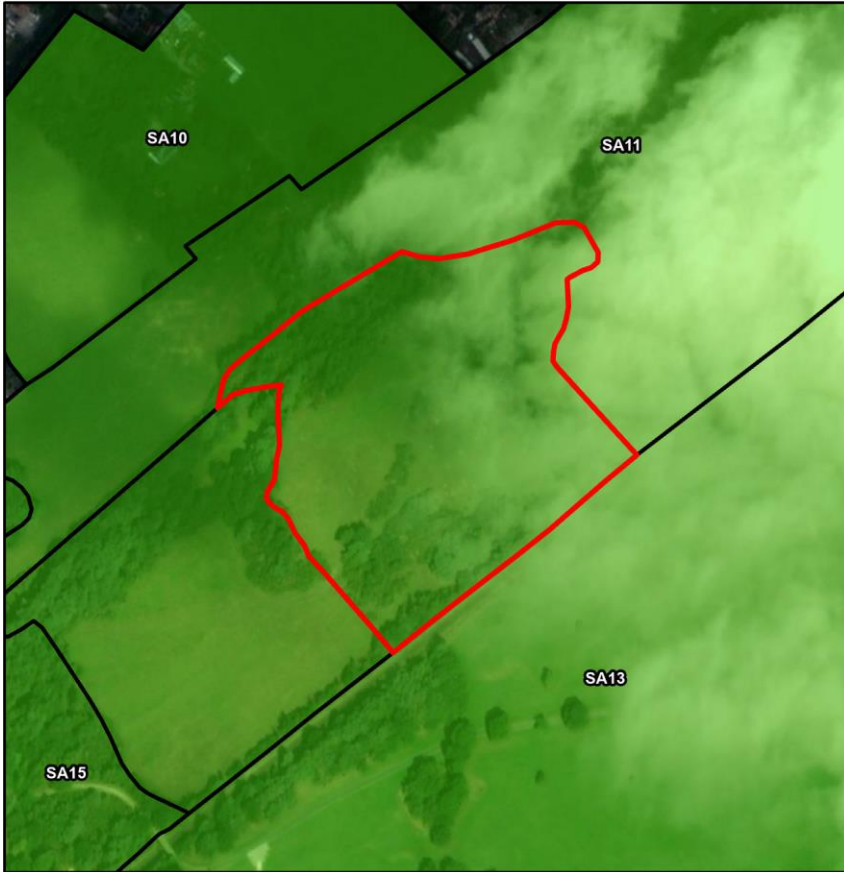
The garden boundaries to the north and south west of the parcel form only a weak boundary feature, creating little separation from the inset area and so do not increase distinction. However, land is not contained by urban development so the urban area does not dominate views. Overall there is moderate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

SA11

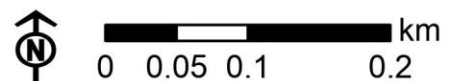
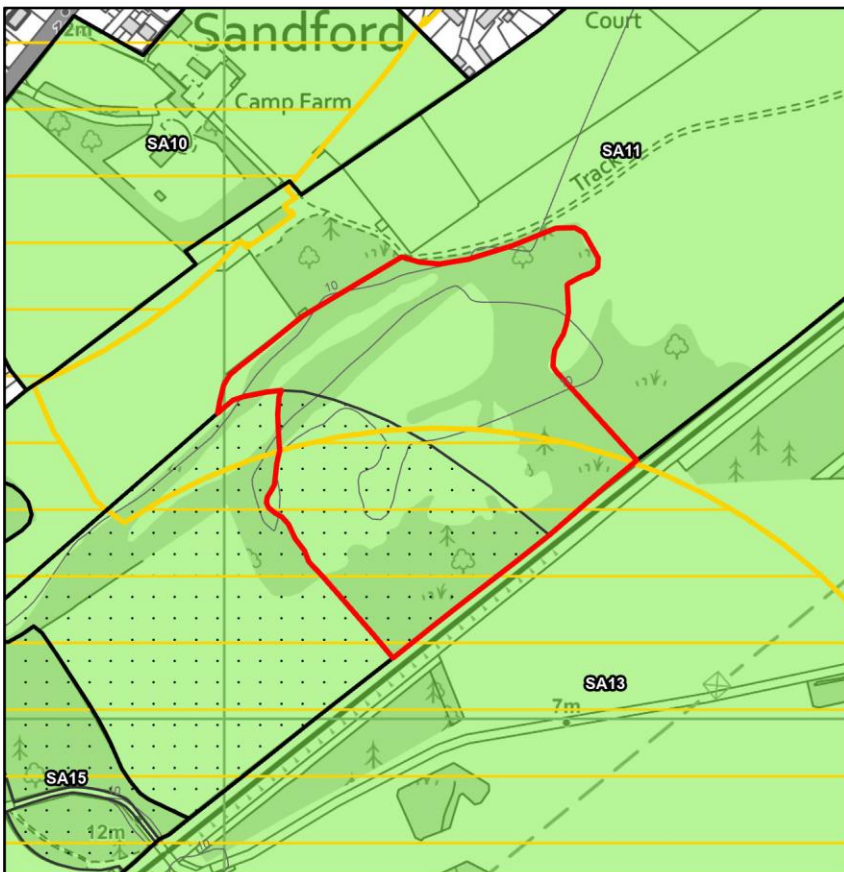
Contribution to the Green Belt purposes

- 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, 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: 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 SA12



- SA12
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Site of Special Scientific Interest



SA12

Parcel location and openness

Parcel size: 4.94ha

The parcel is located south east of Sandford. Sandford does not constitute a large built-up area, a town or a historic town. Almost half of the area, the south/east part, is designated as part of the Holton and Sandford Heaths SSSI, which represents an absolute constraint to development. There is no feature on the ground to define the SSSI boundary.

Land is open and comprises predominantly of grassland and sporadic tree cover, with a denser belt of trees along the edge facing Sandford.

Distinction between parcel and inset area

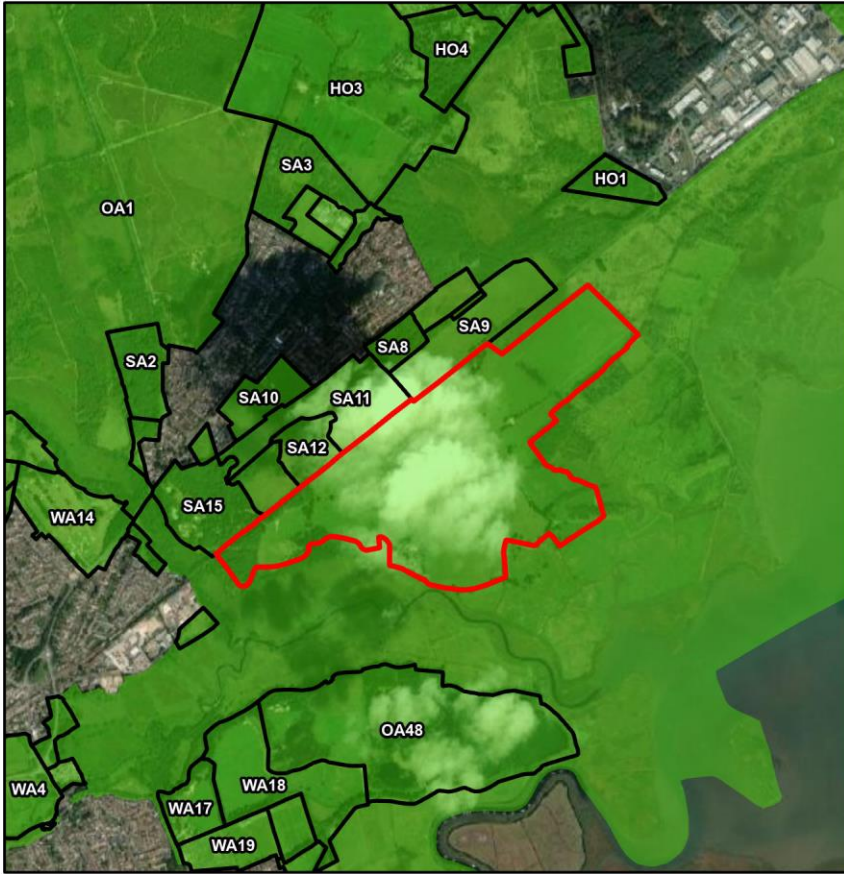
The woodland strip on the northern edge of the parcel forms a strong boundary feature to create separation from the inset settlement. The parcel is not contained by urban development and is dominated by views of open countryside. Overall there is strong distinction between the parcel and the urban area.

SA12

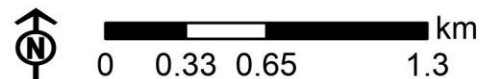
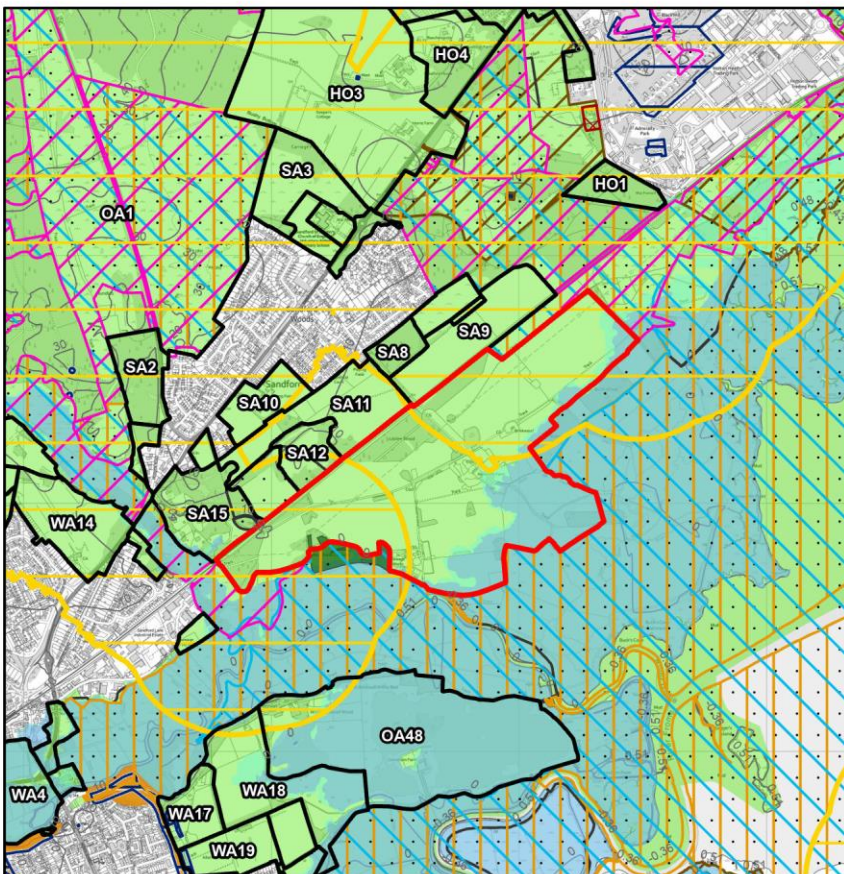
Contribution to the Green Belt purposes

- 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, 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 SA13



- SA13
- 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
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SA13

Parcel location and openness

Parcel size: 87.88ha

The parcel is located east of Sandford. Sandford does not constitute a large built-up area, a town or a historic town. Poole Harbour SSSI and Ramsar Site is located to the south of the parcel.

Open fields to the south of the railway line around Keyworth Farm, together with several woodland blocks. The house and buildings of Keyworth Farm are appropriate development in the Green Belt.

Distinction between parcel and inset area

The landform of the parcel is sloping southward to the River Piddle valley and so provides some distinction from Sandford. Land is not contained by urban development, extends a significant distance from the inset area, and is dominated by views of open countryside. In addition, the railway line and tree lines bordering the northern edge of the parcel forms a strong boundary feature creating separation from the inset area. Overall there is very strong distinction between the parcel and the urban area.

SA13

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, 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:

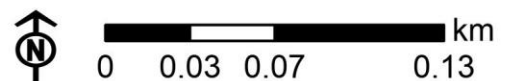
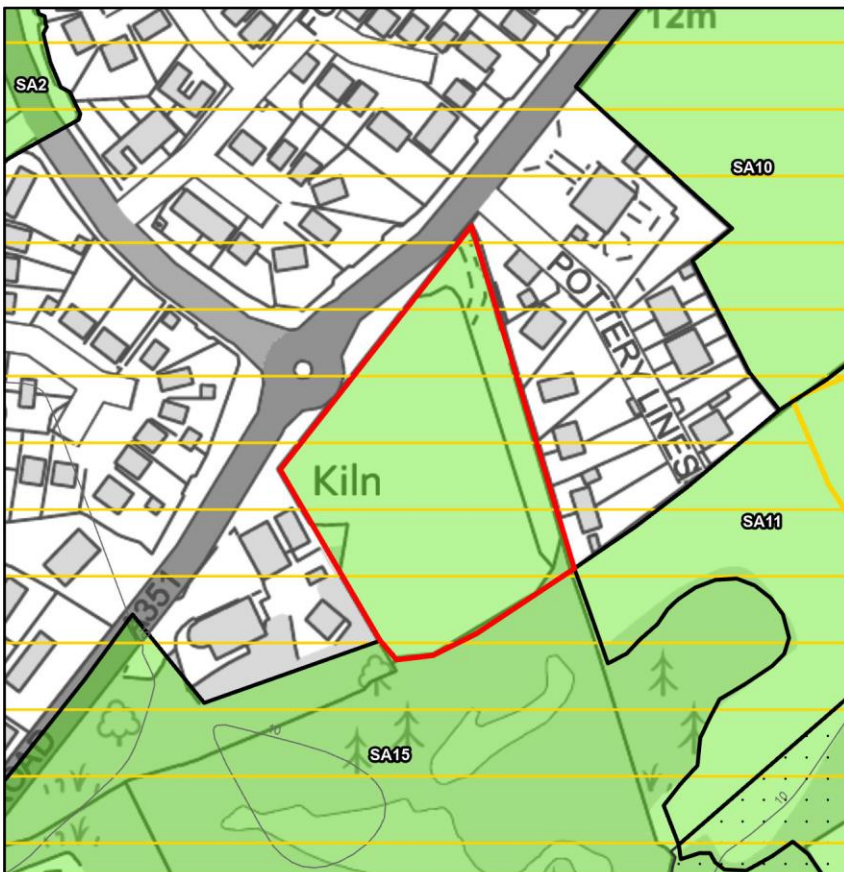
Contribution: Equal

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

Contribution of land in SA14



-  SA14
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area
-  Site of Special Scientific Interest



SA14

Parcel location and openness

Parcel size: 1.02ha

The parcel is located on the southern edge of Sandford. Sandford does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of a paddock with surrounding hedgerow, and tree line to the south.

Distinction between parcel and inset area

The garden boundaries defining the eastern edge of the parcel are only a weak boundary feature, creating little separation from the inset area of Sandford. Land is close to the inset edge and is mostly contained by urban development and so views are predominantly of the urban area. Overall there is weak distinction between the parcel and the urban area.

SA14

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. 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, and Holton and Sandford Heaths. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

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

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

Contribution: Weak/No

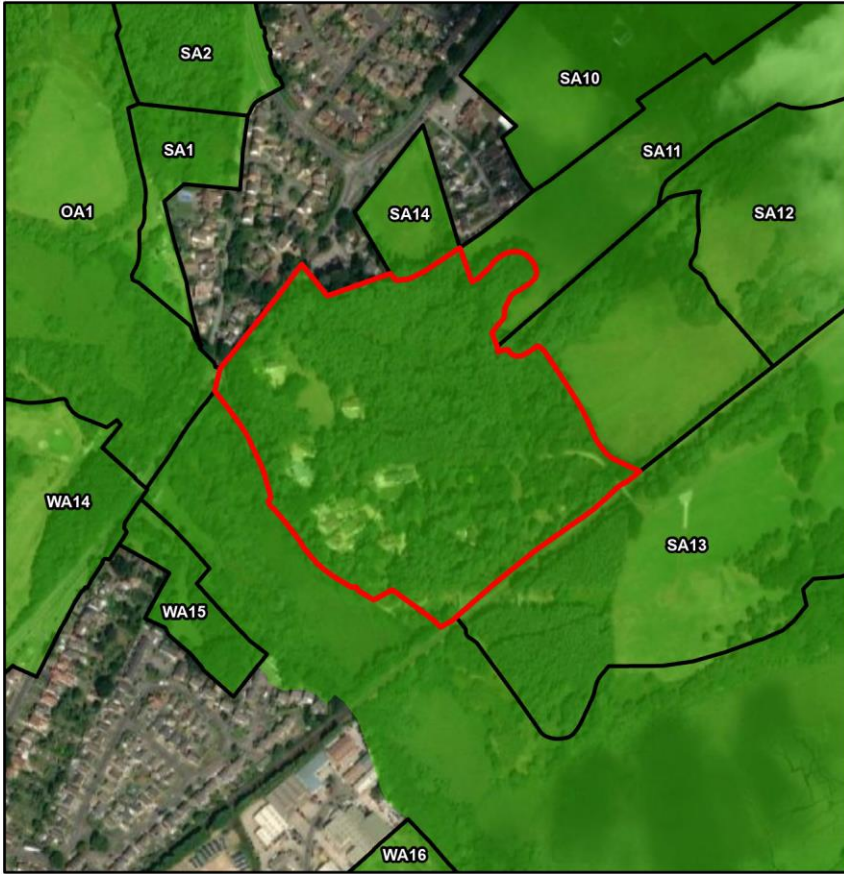
The parcel does not contribute to the setting or special character of any historic towns.

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

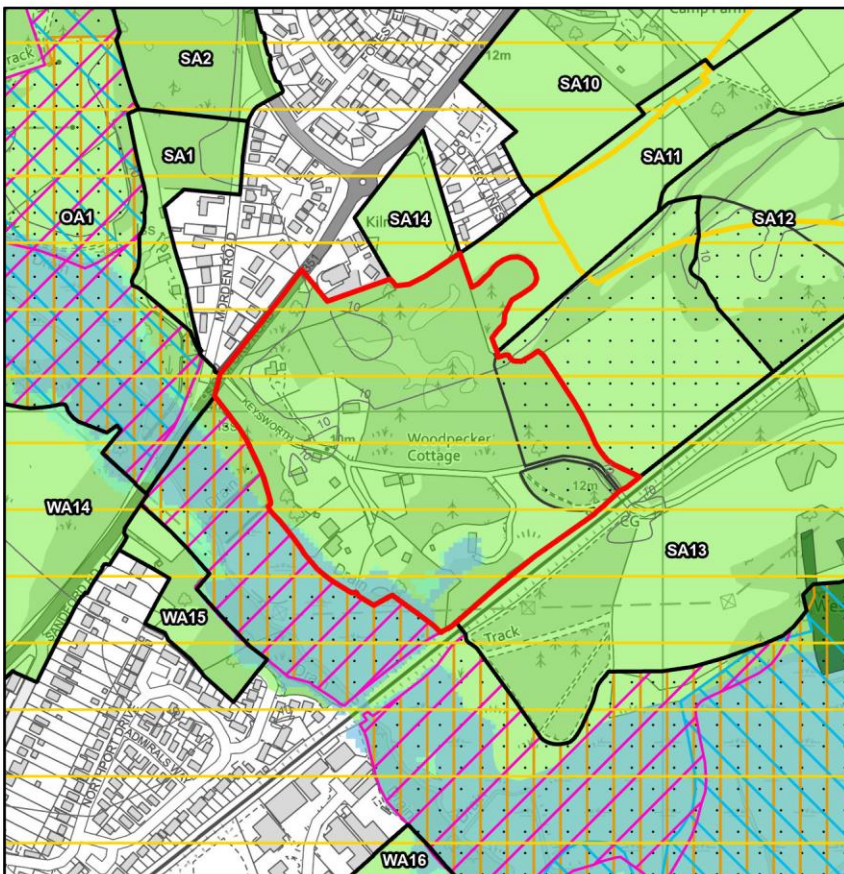
Contribution: Equal

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

Contribution of land in SA15



- SA15
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Flood Zone 2
- Flood Zone 3



SA15

Parcel location and openness

Parcel size: 10.87ha

The parcel is located on the southern edge of Sandford. Sandford does not constitute a large built-up area, a town or 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 and is dominated by woodland. There are several dwellings set in woodland off Keyworth, but these are dispersed and are not large enough in scale to impact openness.

Distinction between parcel and inset area

Tree cover, together with the A351 to the west, provide a strong boundary to the inset settlement of Sandford. Although there are a number of houses within the parcel, tree cover is prominent and adds to distinction from Sandford. The parcel is not contained by urban development and views are dominated by countryside. Overall there is very strong distinction between the parcel and the urban area.

SA15

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, 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.