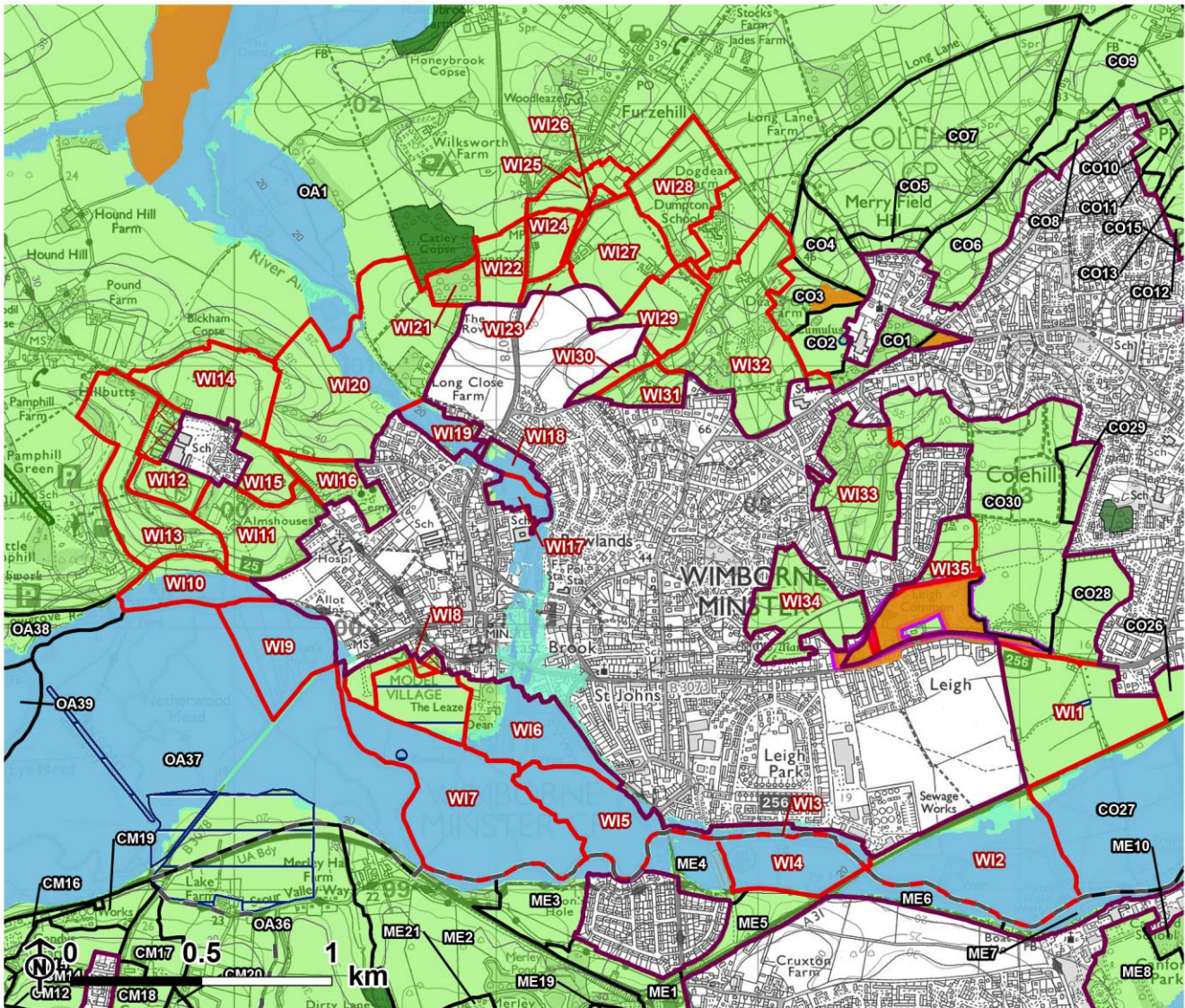


**Appendix B**  
**Detailed Stage 1**  
**Contribution**  
**Assessments:**  
**Wimborne**  
**Minster - Part 1**

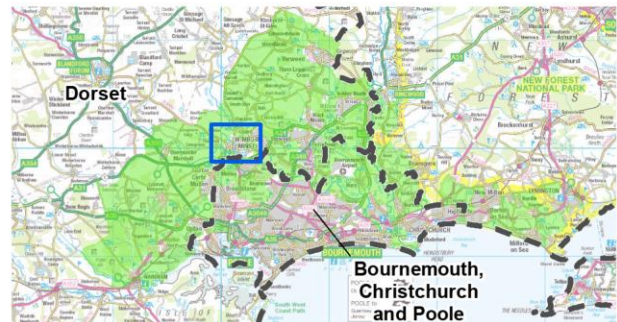
# Wimborne Minster



- - - Local Authority boundary
- Inset area
- Green Belt
- Wimborne Minster parcel
- Neighbouring parcel
- No openness

### Absolute constraints

- Ancient Woodland Inventory
- Scheduled monument
- Registered park & garden
- CROW Registered Common Land



### Potential constraints

- Local Nature Reserve
- Flood zone 3
- Flood zone 2

## Map Copyright Information

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## Components of contribution assessment

The analysis of contribution to the Green Belt purposes considers:

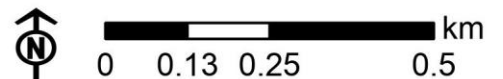
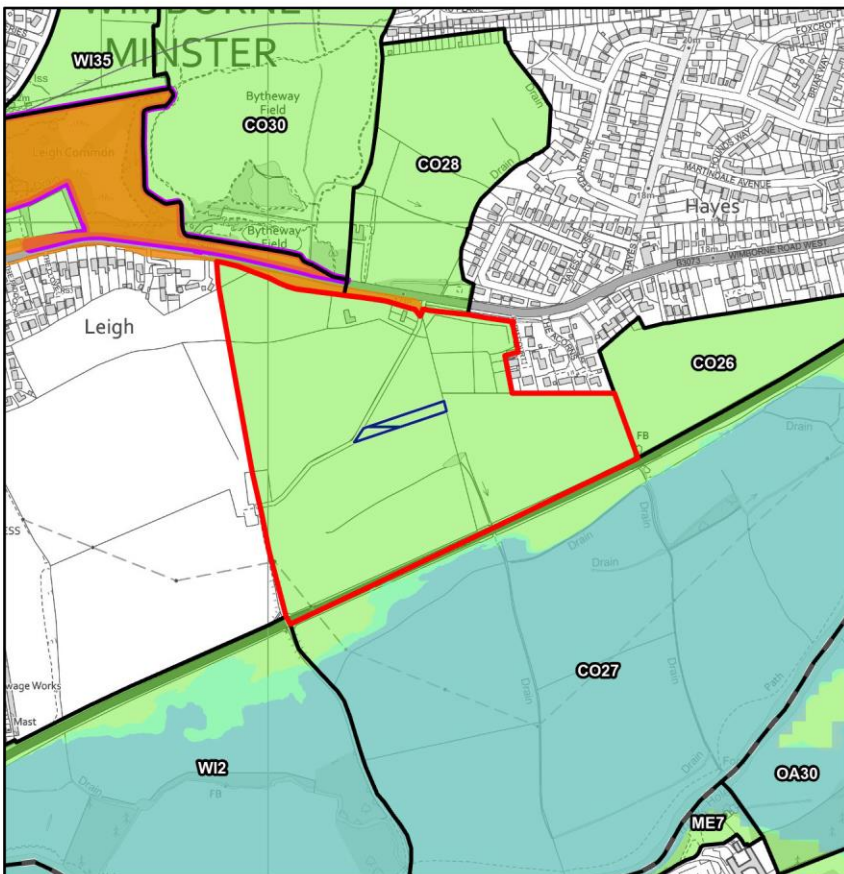
- the relevance of each Green Belt purpose, given the parcel's location relative to large built-up areas, towns, countryside and historic towns;
- the extent to which the land can be considered open in Green Belt terms;
- for Purpose 1-3, the degree of distinction between the parcel and urban area(s) - 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 WI1



- WI1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3





# WI1

## **Parcel location and openness**

Parcel size: 19.61ha

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

The parcel is open, comprising of agricultural fields. There is a farmstead in the north, but this is considered to be an 'appropriate use' in the Green Belt.

## **Distinction between parcel and inset area**

There is no boundary feature to the west to create separation from a committed residential development site and there are only garden boundaries to the east. The size of the parcel also means that urban development to the east and west is not considered to create significant containment and reduces views of the urban area. However, the parcel is also contained by the presence of the A31 to the south. Overall there is moderate distinction between the parcel and the urban area.

# WI1

## Contribution to the Green Belt purposes

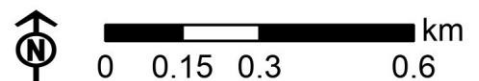
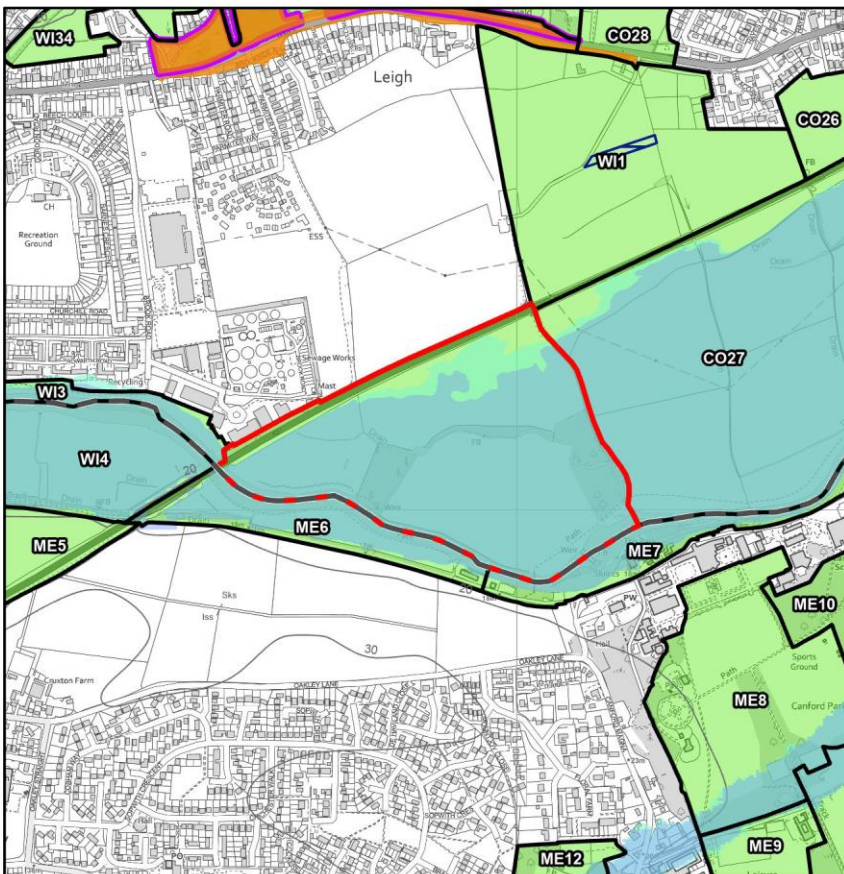
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and lies in a very narrow gap between Wimborne Minster and Colehill, but existing urbanising development already links them. 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 preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively weak  
Land forms part of the peripheral setting of Wimborne Minster, maintaining its small country town character by preserving separation from Colehill, but has little relationship with the historic core. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI2



-  WI2
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  CROW Registered Common Land
-  Local Nature Reserve
-  Flood Zone 2
-  Flood Zone 3



# WI2

## Parcel location and openness

Parcel size: 23.75ha

The parcel is located on the south eastern edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. The south of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of agricultural fields to the south of the A31.

## Distinction between parcel and inset area

Land has some degree of urban containment due to the inset area of Canford Magna lying to the south, although much of this area is allocated but not yet developed. However, the strong boundary features of the treeline and A31 in the north and the River Stour to the south mean that views of the open countryside dominate in the parcel. Overall there is strong distinction between the parcel and the urban area, and development of the currently open land within the inset settlements both to the north and south is unlikely to weaken this distinction.



# WI2

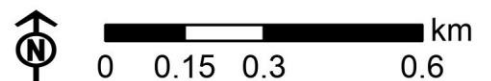
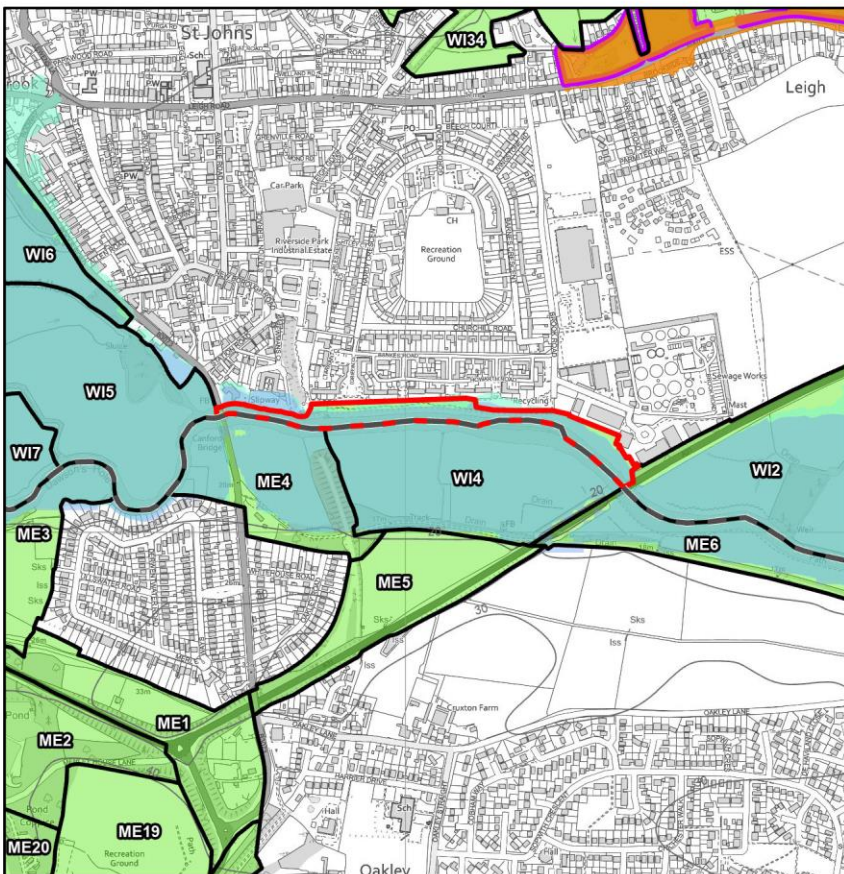
## Contribution to the Green Belt purposes

- 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: Strong  
The parcel is open and lies in a gap which is very narrow but which maintains clear separation between Wimborne Minster and Oakley and Canford Magna to the south. 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 strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively weak  
Land forms part of the peripheral floodplain setting of the town, but is distant from the historic core. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI3



- WI3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3





# WI3

## Parcel location and openness

Parcel size: 2.89ha

The parcel is located on the southern edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. Land adjoining the south of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of a section of riverbank of the River Stour.

## Distinction between parcel and inset area

Due to the presence of the bank to the River Stour, the landform provides some distinction from the inset settlement. The parcel is very narrow and lies in close proximity to the urban area, with no boundary feature to create separation. The commercial development at the eastern side of the parcel creates some degree of containment and results in views being dominated by urban development. Overall there is weak distinction between the parcel and the urban area.

# WI3

## 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

The parcel is open and lies in a gap between Wimborne Minster and Oakley and Canford Magna to the south, with the River Stour being a significant separating feature. However, the strip of land is too narrow to make a contribution to maintaining this gap. 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: Relatively weak

The parcel is open. As the parcel is so narrow, its riverside uses are strongly associated with the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Relatively weak

Although the parcel's dimensions and close association with a modern urban edge limit its role, it is located close to one of the historic approaches to the town. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wimborne Minster.

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

Contribution: Equal



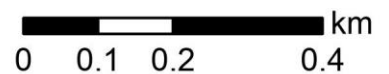
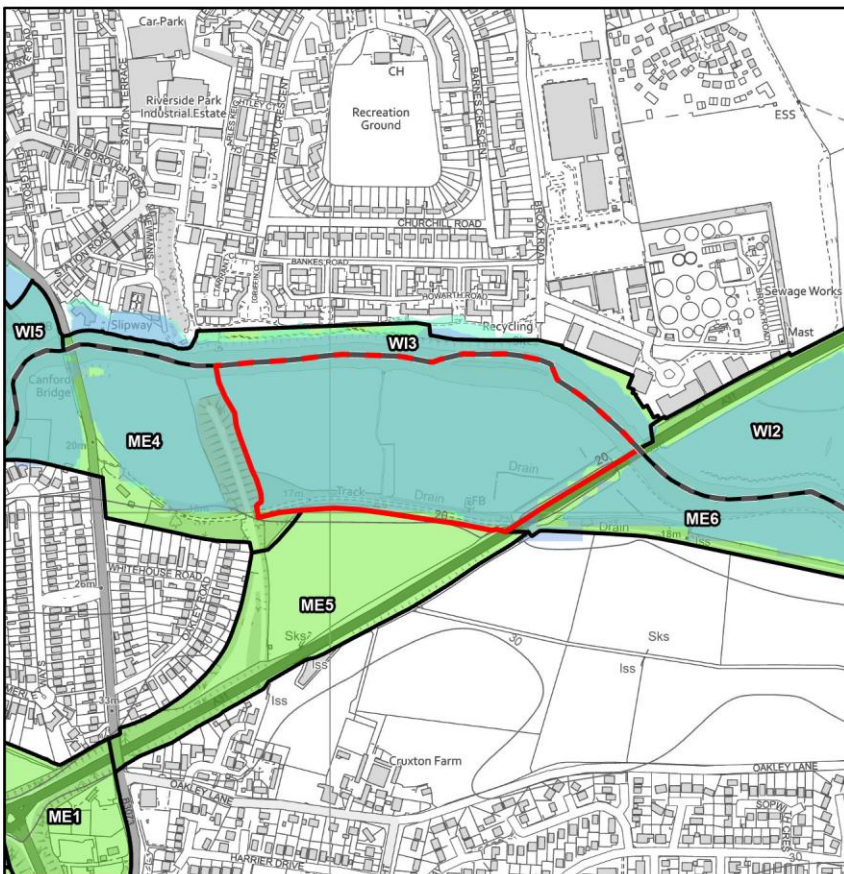
## WI3

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

# Contribution of land in WI4



- WI4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3



# WI4

## Parcel location and openness

Parcel size: 9.87ha

The parcel is located to the south of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. The whole parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of the River Stour in the north and agricultural fields in the south.

## Distinction between parcel and inset area

The floodplain landform of the parcel, due to the River Stour in the north of the parcel, provides some distinction from the urban areas of both Wimborne Minster and Oakley/Merley/Canford Magna. The River Stour in the north, and the A31 and tree-lined former railway track to the south, are strong boundary features providing separation from both urban areas. The parcel is largely contained by urban development but the size of the parcel limits the urbanising influence and also reduces views of the urban area. Overall there is strong distinction between the parcel and urban areas.



# WI4

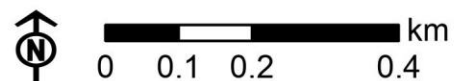
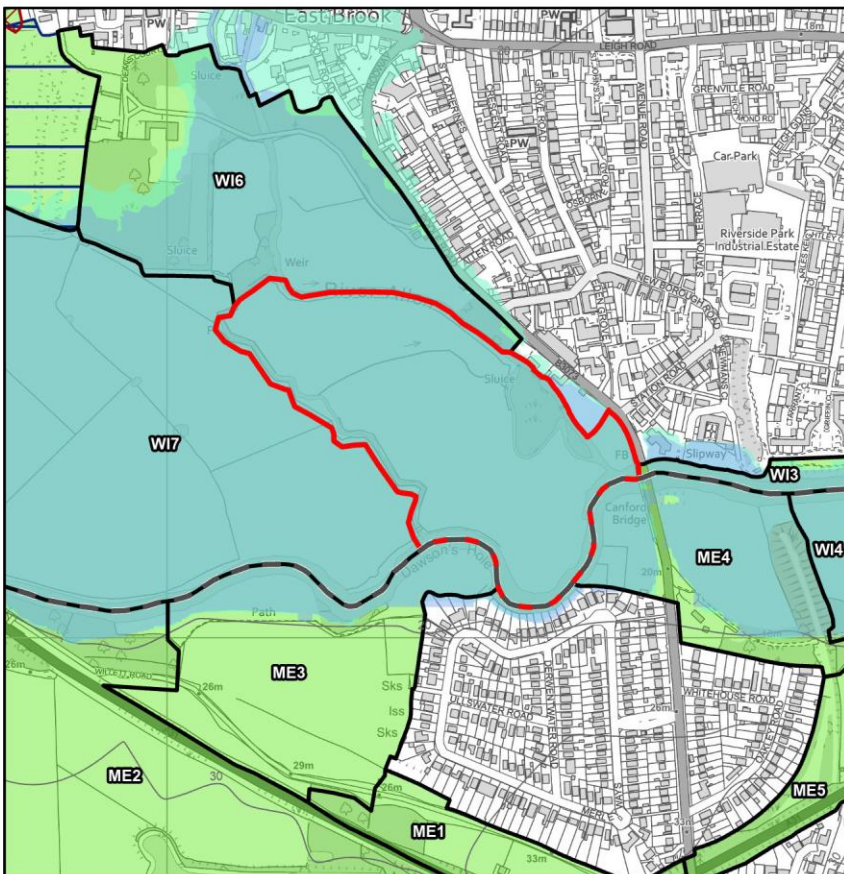
## Contribution to the Green Belt purposes

- 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: Strong  
The parcel is open and lies in a gap which is very narrow but which maintains clear separation between Wimborne Minster and Oakley, Canford Magna and Merley to the south. 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 strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively strong  
Land forms part of the distinct setting of the town, in the vicinity of the historic Canford Main Bridge entry point, but has a weaker relationship with the core area around the Minster. Overall the area makes a relatively strong contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI5



- WI5
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# WI5

## Parcel location and openness

Parcel size: 12.17ha

The parcel lies on the southern edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town.

The parcel is open, comprising of an agricultural field to the north of the River Stour.

## Distinction between parcel and inset area

The parcel has some degree of urban containment due to development to the south in Merley. The road, tree cover and stream combine to create a strong boundary feature from Wimborne Minster to the north and the River Stour creates strong separation from urban development to the south. The floodplain landform of the parcel provides some distinction from the urban area and expansive views to the west of open countryside dominate. Overall there is strong distinction between the parcel and the urban area.

# WI5

## 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 Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Wimborne Minster. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Strong

The parcel is open and is peripheral to a very narrow gap between Wimborne Minster and Merley to the south. 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 strong contribution to preventing the merging of neighbouring towns.

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

Contribution: Strong

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

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

Contribution: Strong

Land forms part of the immediate setting of the historic town core and the Minster. Overall the area makes a strong contribution to preserving the setting and special character of Wimborne Minster.

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

Contribution: Equal

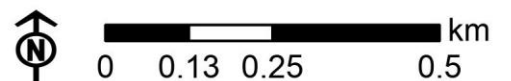
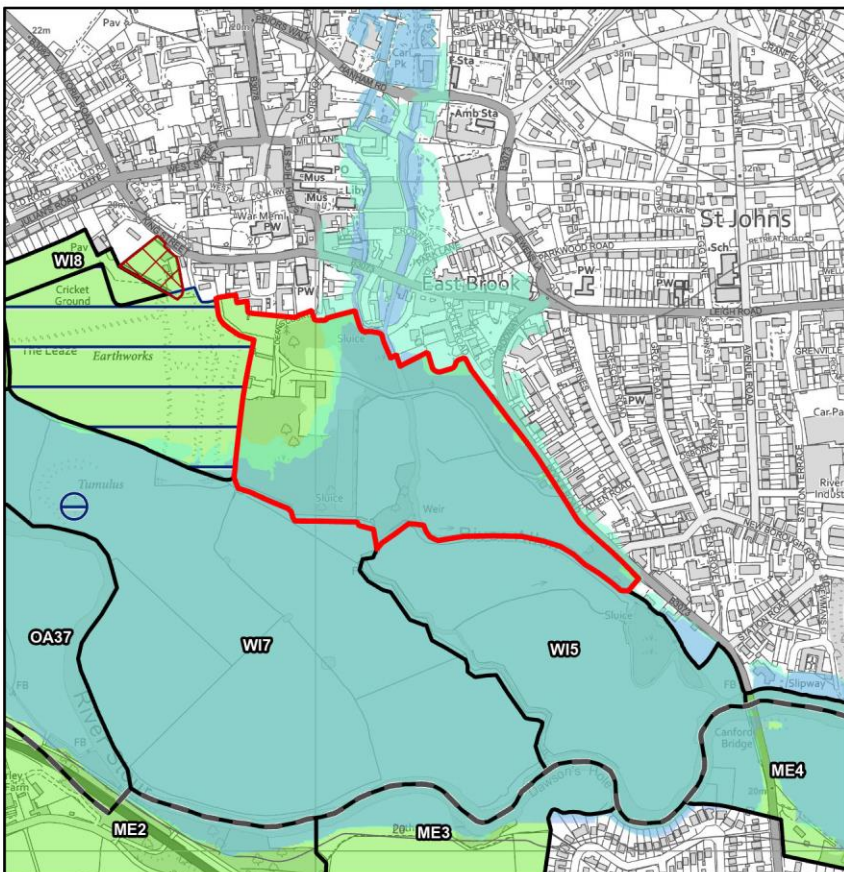
All Green Belt land is considered to make an equal contribution to this purpose.



# Contribution of land in WI6



- WI6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# WI6

## Parcel location and openness

Parcel size: 12.54ha

The parcel is located on the south western edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. The Leaze medieval site is an absolute constraint located to the west of the parcel.

The parcel is open, comprising of the grounds of Dean's Court and adjoining fields to the east, which includes the River Allen.

## Distinction between parcel and inset area

The wooded land cover and floodplain landform in the parcel is relatively prominent, which provides some distinction from the inset area and the treeline at the inset edge provides a moderate degree of separation from the urban area. In relation to the size of the parcel, urban development enclosing to the east is not considered to create significant containment and views of open countryside dominate from the parcel. Overall there is strong distinction between the parcel and the urban area.

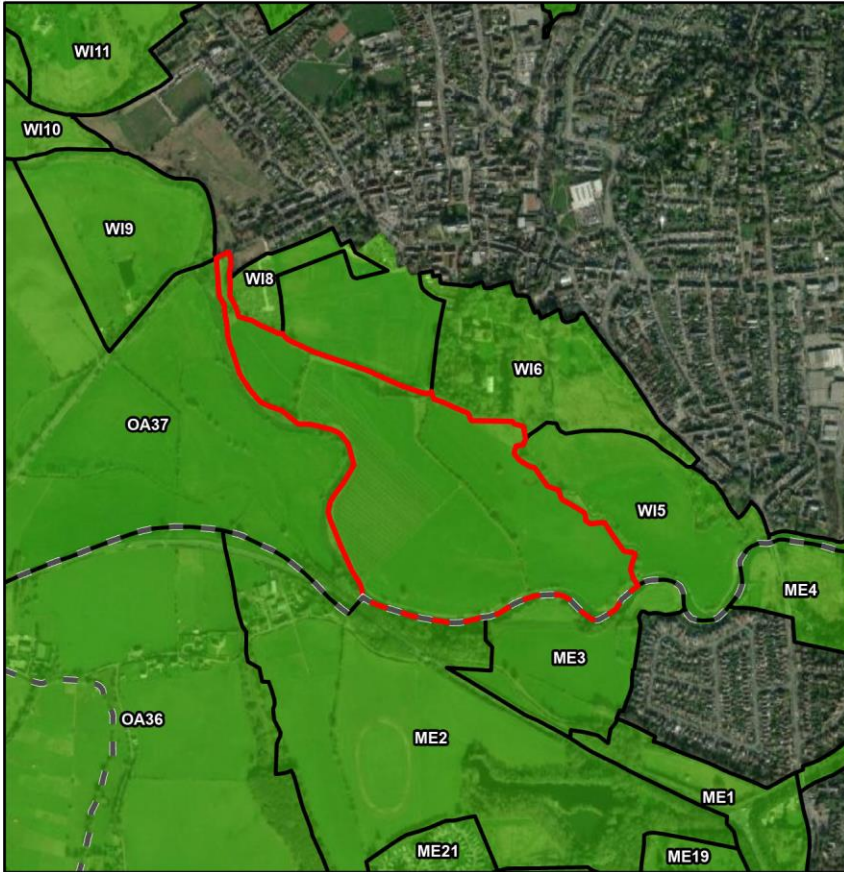
# WI6

## Contribution to the Green Belt purposes

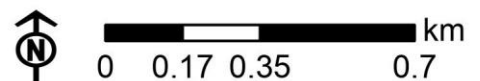
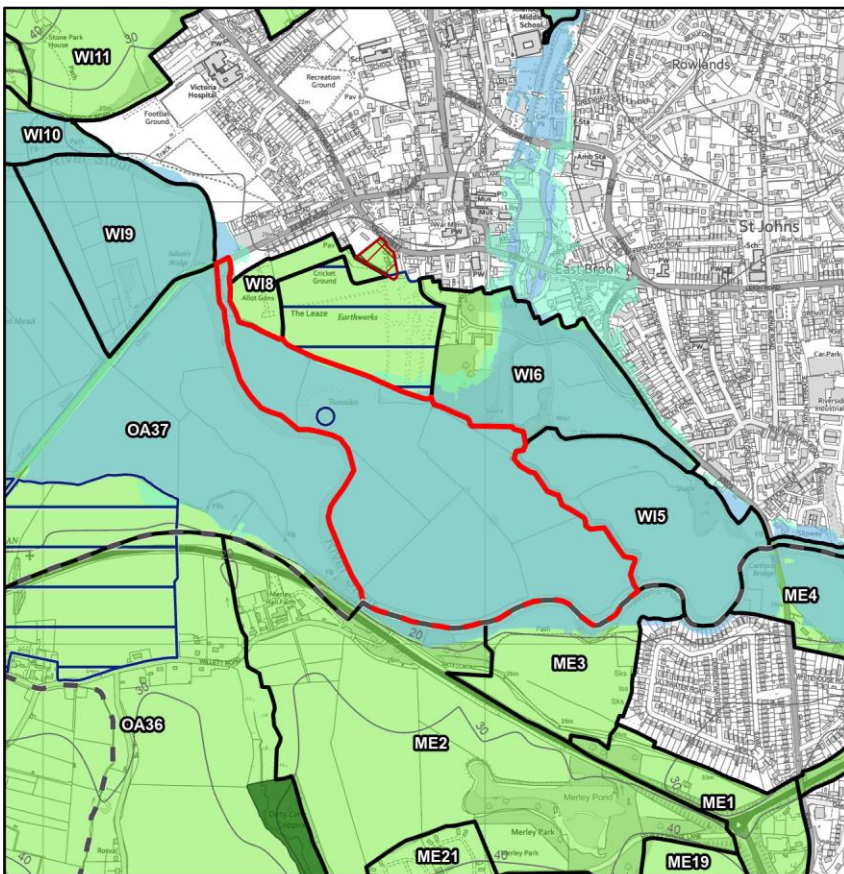
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Wimborne Minster. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and peripheral to a narrow gap between Wimborne Minster and Merley to the southeast. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Strong  
Land forms part of the immediate setting of the historic town core and the Minster, includes historic buildings at Deans Court, and is adjacent to The Leaze medieval site. Overall the area makes a strong contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI7



- WI7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Ancient Woodland Inventory
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# WI7

## **Parcel location and openness**

Parcel size: 29.51ha

The parcel is located to the southwest of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. The Leaze medieval site is an absolute constraint located to the north of the parcel.

The parcel is open, comprising of agricultural fields adjacent to the River Stour.

## **Distinction between parcel and inset area**

The parcel is adjacent to the River Stour and therefore the floodplain landform provides some distinction from the urban area. Areas of tree cover and the River Allen provide a strong boundary from the urban area to the north and the River Stour creates strong separation from urban development to the southeast. The parcel extends a significant distance from the urban area, which means that views are dominated by open countryside. Furthermore, the parcel is not contained by urban development. Overall there is very strong distinction between the parcel and the urban area.

# WI7

## 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 Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Wimborne Minster. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Strong

The parcel is open and peripheral to a very narrow gap between Wimborne Minster and Merley to the southeast. 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 strong contribution to preventing the merging of neighbouring towns.

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

Contribution: Strong

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

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

Contribution: Strong

Land forms part of the immediate setting of the historic town core and the Minster, and is adjacent to The Leaze medieval site. Overall the area makes a strong contribution to preserving the setting and special character of Wimborne Minster.

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

Contribution: Equal

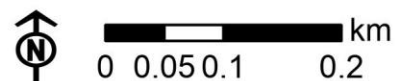
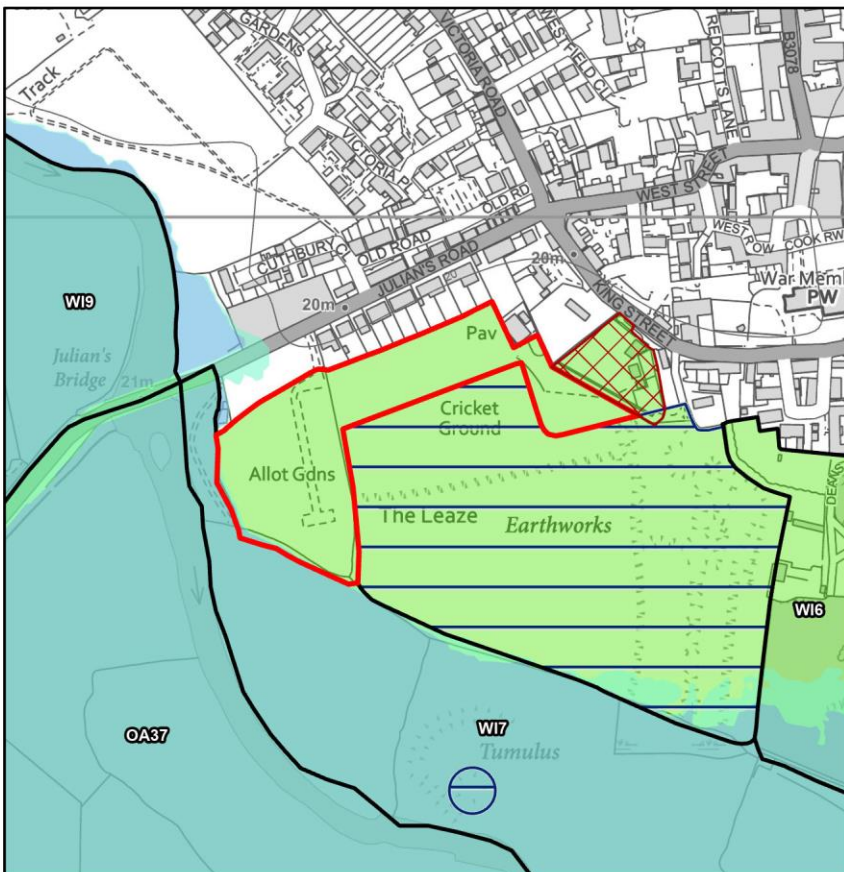
All Green Belt land is considered to make an equal contribution to this purpose.



# Contribution of land in W18



- W18
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Scheduled monument
- Flood Zone 2
- Flood Zone 3





# WI8

## Parcel location and openness

Parcel size: 2.66ha

The parcel is located on the south western edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. The Scheduled Monument (medieval village site - The Leaze) adjacent to the south of the parcel constrains any development to the south.

The parcel is open, comprising of allotments in the west and a cricket pitch in the east. The model town to the east of the parcel lies within the Green Belt but is not considered open in Green Belt terms and therefore makes no contribution.

## Distinction between parcel and inset area

The parcel lies in close proximity to the urban area and there is no boundary feature to create separation. However, the parcel is not contained by urban development and neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and Wimborne Minster.

# WI8

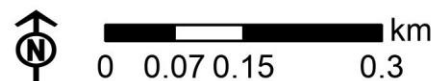
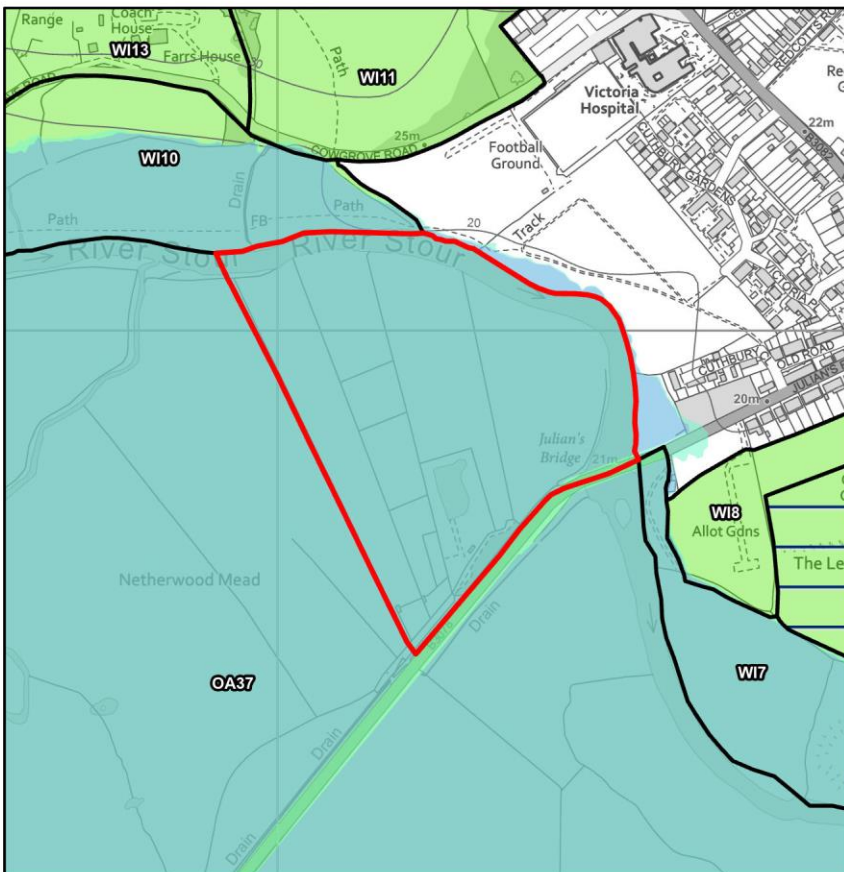
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Wimborne Minster. 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  
The parcel is open and peripheral to a narrow gap between Wimborne Minster and Merely to the southeast. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel contains part of a cricket pitch, but its grassland nature is more strongly connected to the surrounding countryside rather than 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 strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively strong  
Land forms part of the distinct setting of the town, in the vicinity of the historic Julian's Bridge entry point, and is adjacent to The Leaze medieval site, but it has a weaker relationship with the core area around the Minster. Overall the area makes a relatively strong contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI9



-  WI9
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  Flood Zone 2
-  Flood Zone 3



# WI9

## Parcel location and openness

Parcel size: 11.83ha

The parcel is located on the western edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. Land adjoining the northwest of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of an agricultural field with a pond in the south.

## Distinction between parcel and inset area

The parcel extends a significant distance from the urban area of Wimborne Minster and the River Stour is a strong boundary feature providing separation. The parcel is not contained by urban development and views from the parcel are dominated by open countryside. Furthermore, the floodplain landform of the parcel is significantly different from the inset area. Overall there is very strong distinction between the parcel and the urban area, and development in the currently open margin of the inset settlement is unlikely to weaken this distinction.



# WI9

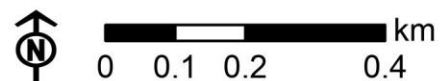
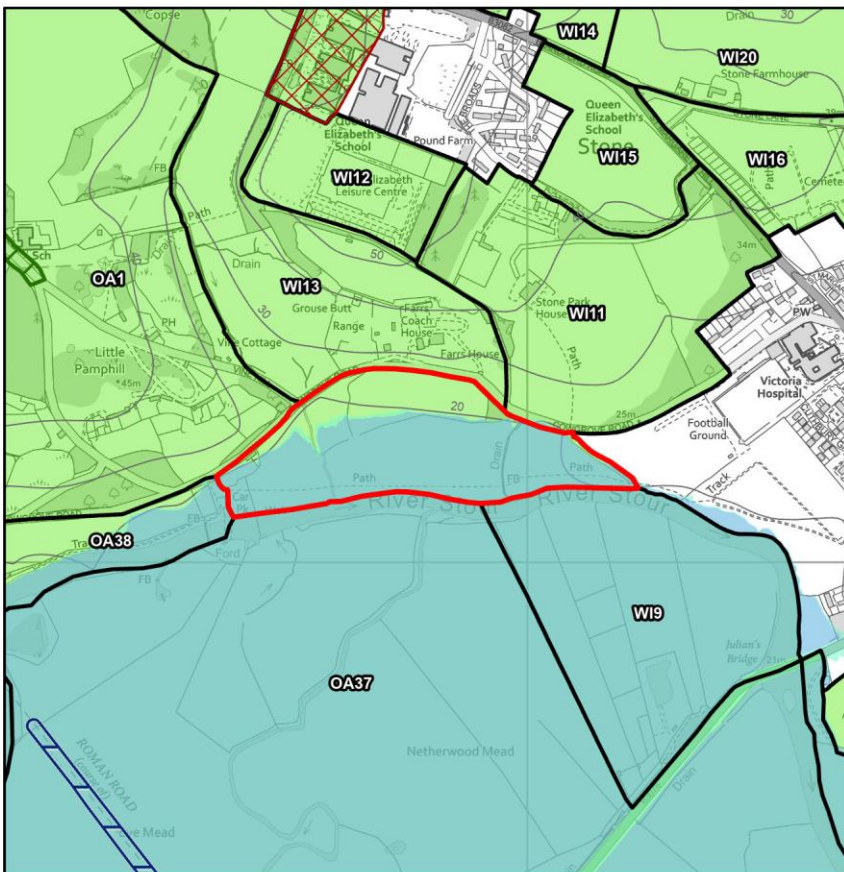
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Wimborne Minster. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Strong  
The parcel is open and lies in a moderate gap between neighbouring towns of Wimborne Minster and Corfe Mullen to the southwest. The River Stour is a significant separating feature, but the B3078 provides a direct road link. 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 strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Strong  
Land lies beyond Julian's Bridge, an unbreached historic entry point to the town. Overall the area makes a strong contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI10



- WI10
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Scheduled monument
- Registered Park & Garden
- Flood Zone 2
- Flood Zone 3



# WI10

## Parcel location and openness

Parcel size: 7.44ha

The parcel is located on the western edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. The south eastern part of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of agricultural fields to the north of the River Stour.

## Distinction between parcel and inset area

The field boundary at the inset edge provides little separation from the inset area (at the edge of which is allocated but as yet undeveloped land). However, the parcel extends a significant distance from the urban area, which results in views being dominated by open countryside. Additionally, the parcel is not contained by urban development. Overall there is strong distinction between the parcel and the urban area, and development in the currently open margin of the inset settlement is unlikely to weaken this distinction.

# WI10

## Contribution to the Green Belt purposes

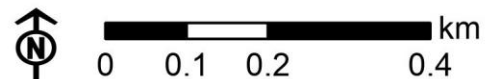
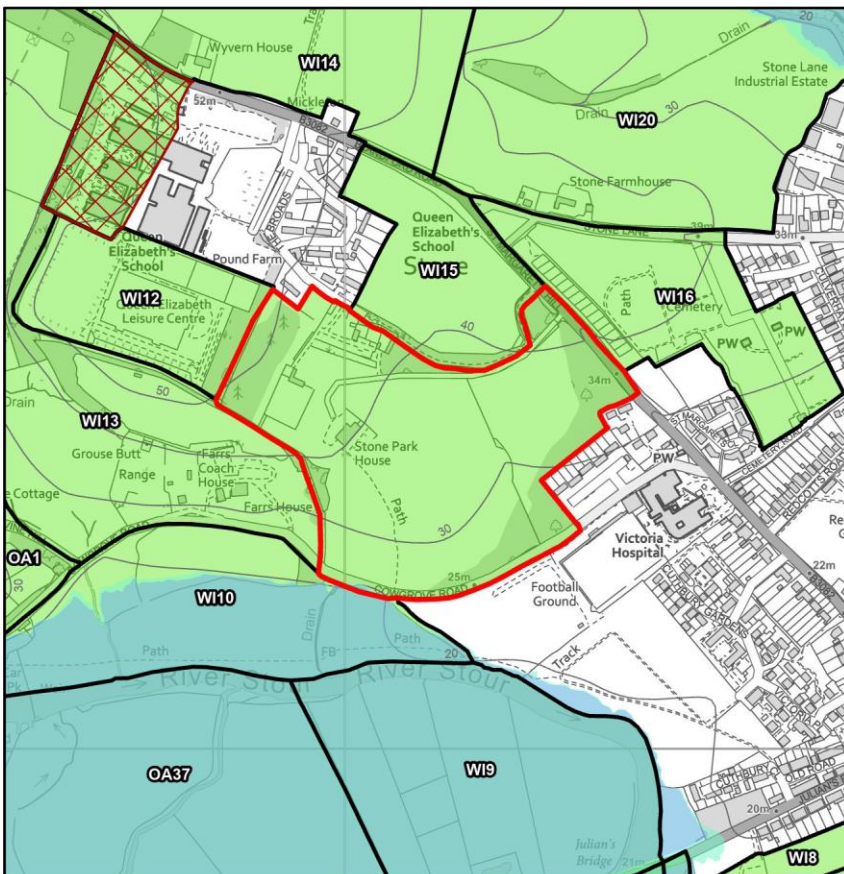
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
The parcel is open and peripheral to a moderate gap between Wimborne Minster and Corfe Mullen to the southwest. 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  
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively strong  
Land forms part of the distinct setting of the town, in the vicinity of the historic entry point Julian's Bridge, but has a weaker relationship with the core area around the Minster. Overall the area makes a relatively strong contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI11



- WI11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# WI11

## Parcel location and openness

Parcel size: 11.87ha

The parcel is located on the western edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. Land adjoining the southwest of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of the grounds of a large country house.

## Distinction between parcel and inset area

The parcel has some degree of urban containment due to development in Wimborne Minster to the east and Queen Elizabeth's School to the northwest. However, tree cover provides screening, resulting in views of open countryside dominating from the parcel. The sloping landform in the parcel provides some distinction from the inset area. Additionally, tree cover at the inset edges of the parcel provides strong separation from the inset urban area. Overall there is strong distinction between the parcel and the urban area. Development of the currently open land within the inset settlement to the south is unlikely to weaken this distinction.

# WI11

## Contribution to the Green Belt purposes

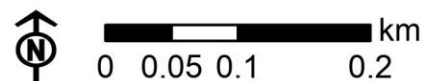
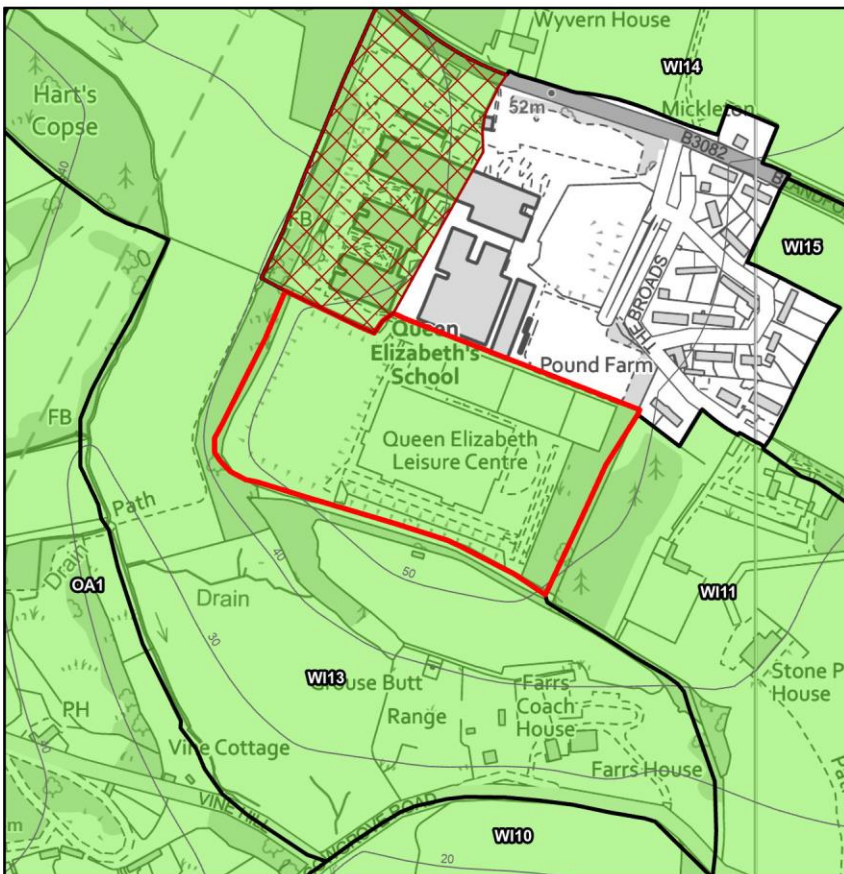
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
The parcel does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively strong  
Land forms part of the distinct setting of the town, in the vicinity of the historic Julian's Bridge entry point, but with a weaker relationship with the core area around the Minster. Overall the area makes a relatively strong contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI12



- WI12
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Flood Zone 2





# WI12

## **Parcel location and openness**

Parcel size: 4.01ha

The parcel is located to the west of Wimborne Minster, adjacent to the south of Queen Elizabeth's School. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town.

The parcel is open, comprising of tennis courts and a grass pitch in the west.

## **Distinction between parcel and inset area**

The parcel is located in close proximity to the inset area and there is no boundary feature to create separation given that the sports pitches and courts are associated with the school. Although the parcel is not contained by urban development, the enclosed nature of the parcel and associated uses with the urban area mean that views are dominated by the urban area. Overall there is weak distinction between the parcel and the urban area.

# WI12

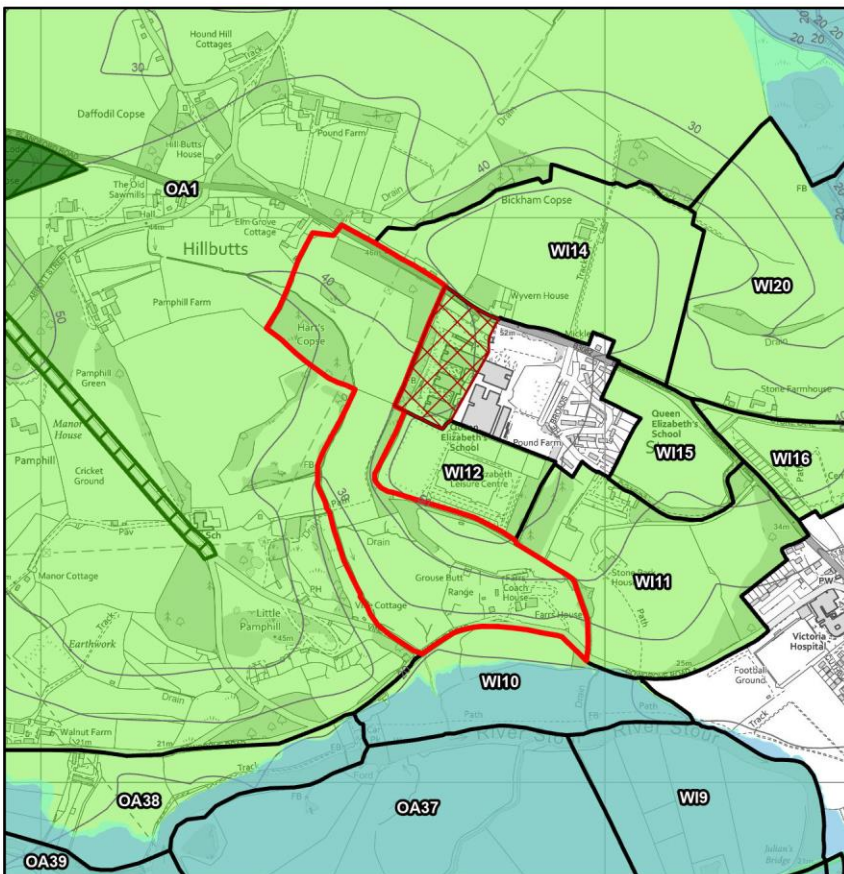
## Contribution to the Green Belt purposes

- 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  
The parcel does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively weak  
The parcel is open and characterised by sports pitch uses which are associated with the Queen Elizabeth's School in the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively weak  
Land forms part of the distinct setting of Wimborne Minster, but is distant from the historic core and relates more strongly to the separate settlement of Pamphill. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI13



- WI13
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Ancient Woodland Inventory
- Registered Park & Garden
- Flood Zone 2
- Flood Zone 3



# WI13

## Parcel location and openness

Parcel size: 16.14ha

The parcel is located to the west of Wimborne Minster, to the southwest of Queen Elizabeth's School. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. Land adjoining the southeast of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of agricultural fields.

## Distinction between parcel and inset area

The treeline is a moderate boundary feature providing separation from the urban area. The steep, sloping landform within the parcel is significantly different from the inset area. Furthermore, views from the parcel are dominated by open countryside and the parcel is not contained by urban development. Overall there is very strong distinction between the parcel and the urban area.



# WI13

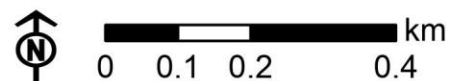
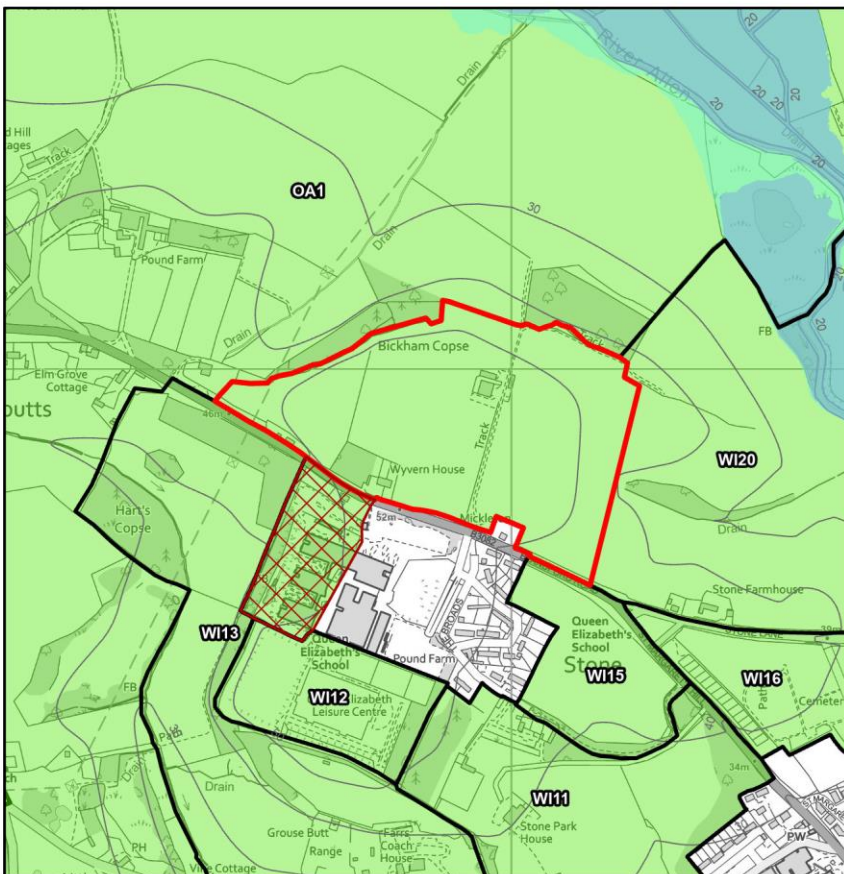
## Contribution to the Green Belt purposes

- 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  
The parcel does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively weak  
Land forms part of the distinct setting of Wimborne Minster, but is distant from the historic core and relates more strongly to the separate settlement of Pamphill. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI14



-  WI14
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness
-  Registered Park & Garden
-  Flood Zone 2
-  Flood Zone 3



# WI14

## **Parcel location and openness**

Parcel size: 12.26ha

The parcel is located to the west of Wimborne Minster, on the northern side of Queen Elizabeth's School (at Stone). Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town.

The parcel is open, comprising of agricultural fields. There are some agricultural use buildings in the north, but these are considered to be an 'appropriate use' in the Green Belt. There is also a residential property in the south, but this development is not considered to be large enough in scale to impact openness.

## **Distinction between parcel and inset area**

The road and hedgerow provide a moderate degree of separation between the parcel and Wimborne Minster. Additionally, the parcel is not contained by urban development and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

# WI14

## Contribution to the Green Belt purposes

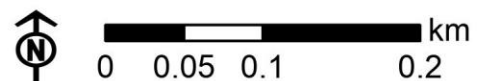
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
The parcel does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively weak  
Land forms part of the distinct setting of Wimborne Minster, but is distant from the historic core and relates more strongly to the separate settlement of Pamphill. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI15



- WI15
- Neighbouring parcel
- Green Belt
- Local Authority boundary



# WI15

## **Parcel location and openness**

Parcel size: 4.04ha

The parcel is located to the west of Wimborne Minster, on the eastern side of Queen Elizabeth's School. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town.

The parcel is open, comprising of a grass field with sports pitches uses.

## **Distinction between parcel and inset area**

The whole of the parcel lies in close proximity to the urban area and the hedgerow provides only weak separation. There is development in Wimborne Minster to the east resulting in a degree of containment and increasing views of the urban area from the parcel. Overall there is weak distinction between the parcel and the urban area.

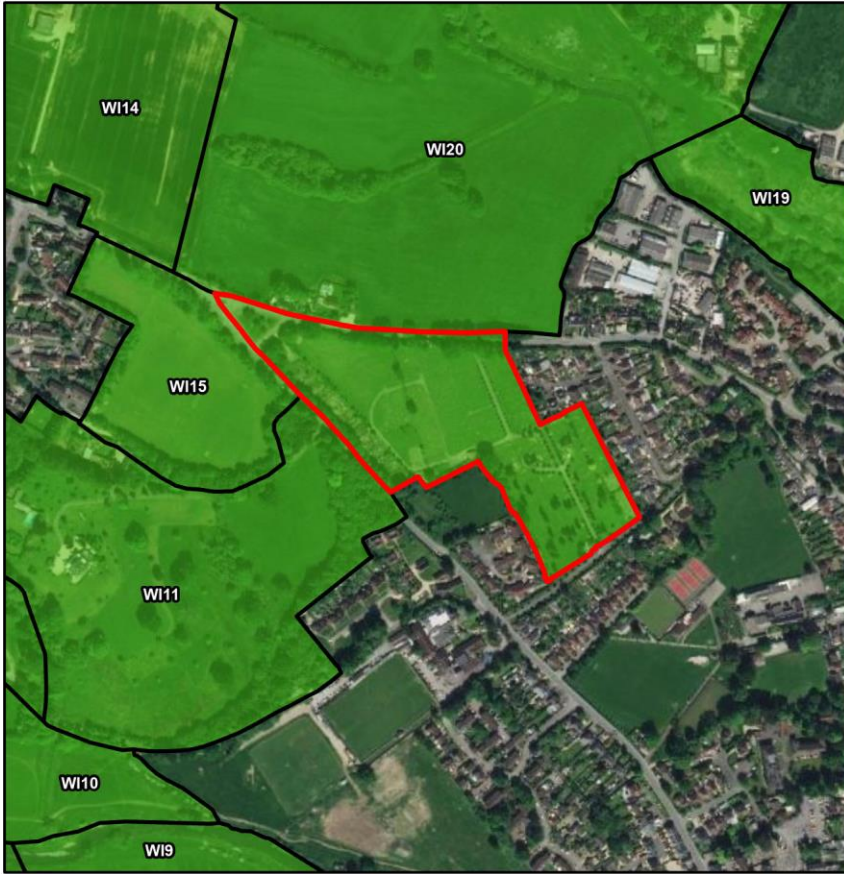
# WI15

## Contribution to the Green Belt purposes

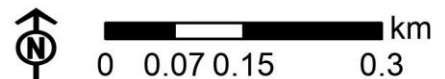
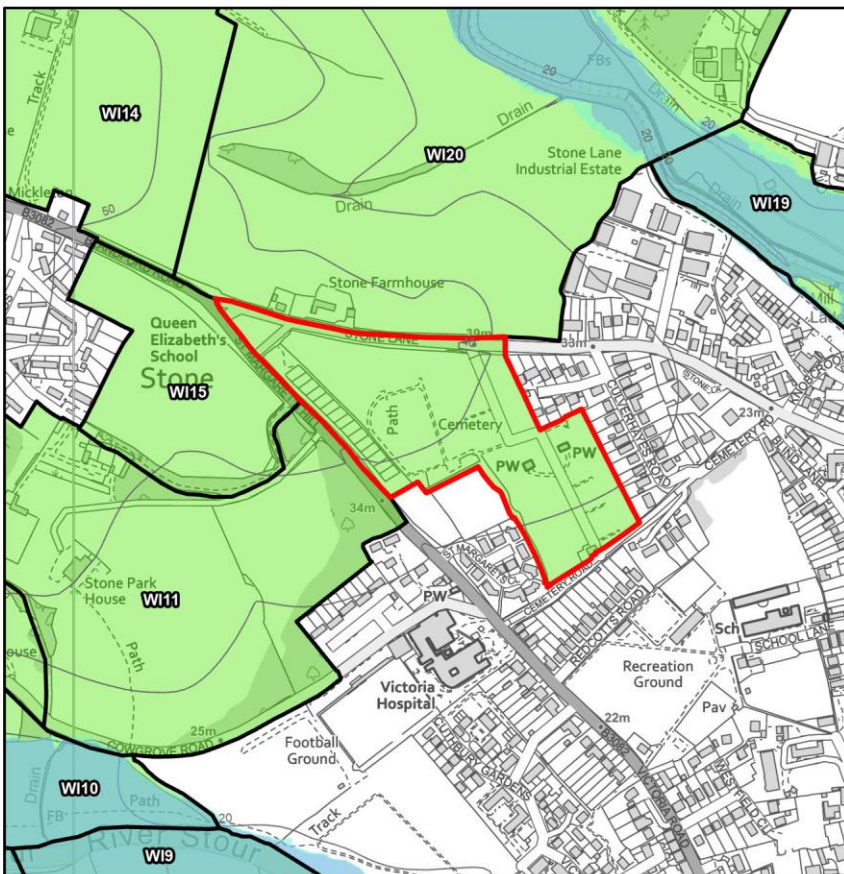
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively weak  
The parcel is open and characterised by sports pitch uses which are associated with Queen Elizabeth's school to the west in the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Moderate  
Land forms part of the distinct setting of Wimborne Minster, maintaining its small-town character, but has little relationship with the historic core. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI16



- WI16
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3





# WI16

## Parcel location and openness

Parcel size: 5.54ha

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

The parcel is open, comprising of a cemetery in the east and a small field and allotments in the west. The allotments are considered to be 'appropriate use' in the Green Belt and therefore do not impact openness.

## Distinction between parcel and inset area

The southeast of the parcel is largely contained by urban development and views of the urban area dominate. This urbanising influence is less so in the northwest of the parcel. The parcel lies in close proximity to the urban area and there is no boundary feature to create separation from Wimborne Minster. Overall there is weak distinction between the parcel and urban area.

# WI16

## 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

The parcel does not lie between neighbouring towns.

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

Contribution: Relatively weak

Land is characterised by cemetery uses which are associated with the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Moderate

Land forms part of the distinct setting of Wimborne Minster, maintaining its small-town character, but has little relationship with the historic core. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.

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

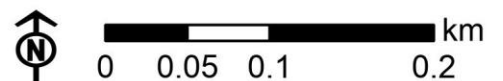
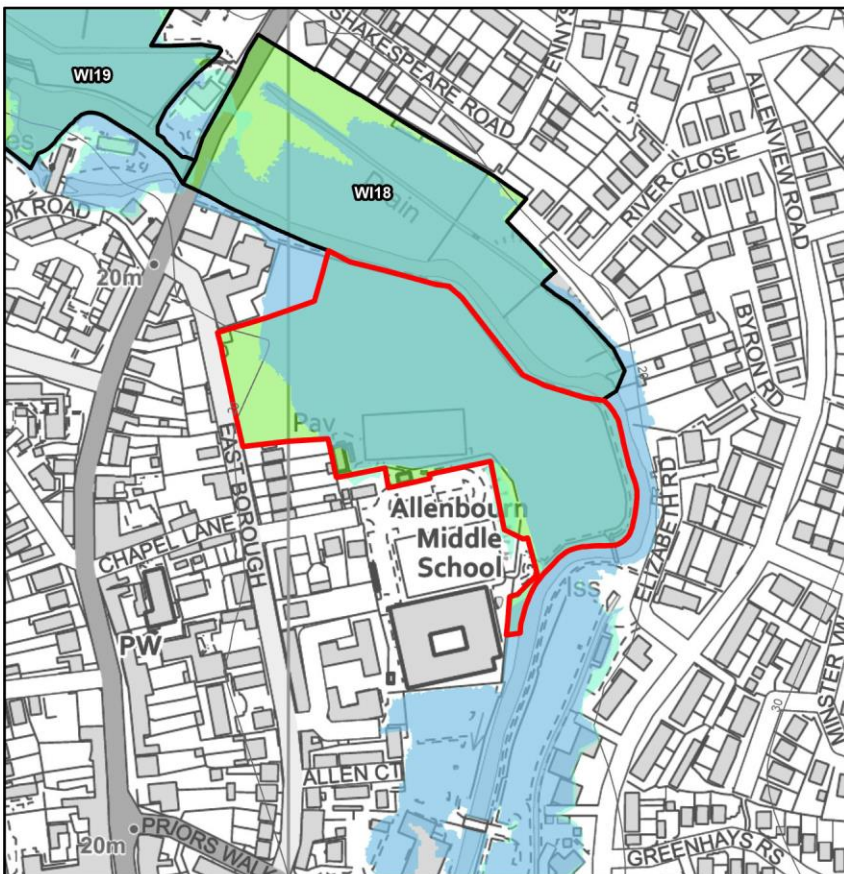
Contribution: Equal

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

# Contribution of land in WI17



-  WI17
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Flood Zone 2
-  Flood Zone 3



# WI17

## **Parcel location and openness**

Parcel size: 2.48ha

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

The parcel is open, comprising of grass sports pitches.

## **Distinction between parcel and inset area**

The whole of the parcel lies in close proximity to the urban area and there is no boundary feature, given that the parcels uses are associated with the urban area. The parcel is entirely contained by urban development which means that views are dominated by the urban area. Overall there is weak distinction between the parcel and the urban area.



# WI17

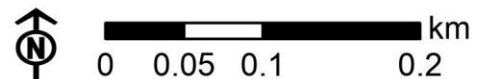
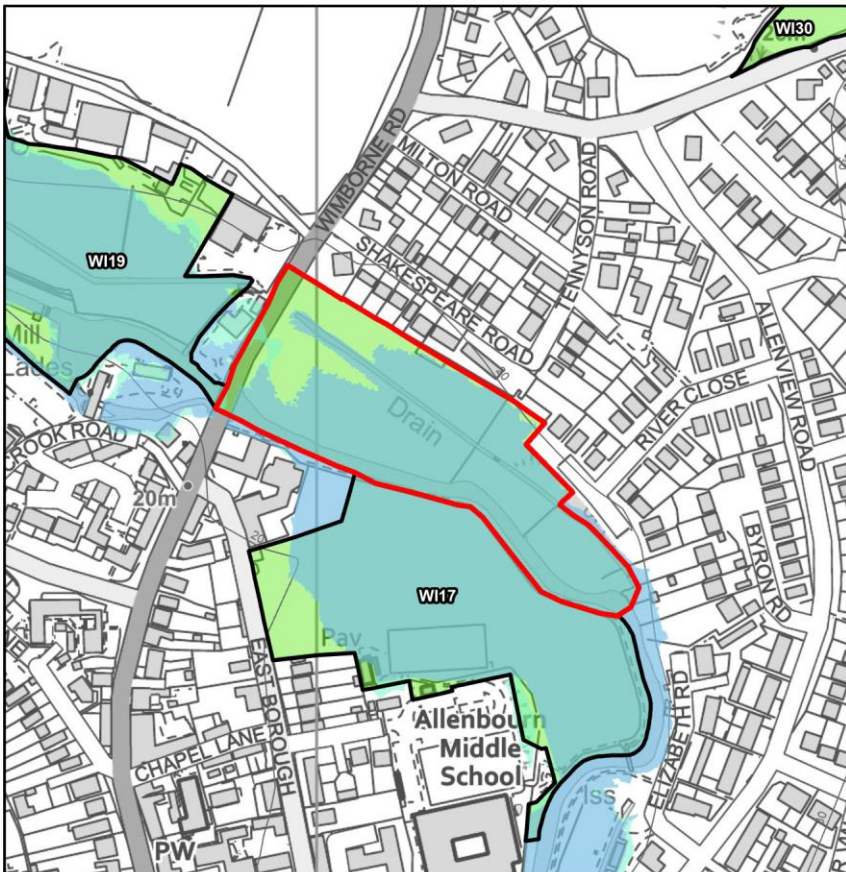
## Contribution to the Green Belt purposes

- 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  
The parcel does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively weak  
The parcel is open and characterised by sports pitch uses which are associated with Allenbourn Middle School in the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Moderate  
Land has an association with the historic approach to the town across the River Allen, at Walford Bridge, but its role as an entry point has been compromised by development. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI18



-  WI18
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Flood Zone 2
-  Flood Zone 3



# WI18

## Parcel location and openness

Parcel size: 2.19ha

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

The parcel is open, comprising of a small field and wooded area in the east.

## Distinction between parcel and inset area

The parcel is in close proximity to the urban area and garden boundaries at the inset edge provides a weak degree of separation. The parcel is entirely contained by urban development, which means that views of the urban area dominate. Although there is some wooded land cover in the east, the enclosed characteristics of the parcel limit this area's contribution to creating distinction from the urban area. Overall there is weak distinction between the parcel and Wimborne Minster.

# WI18

## 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  
The parcel does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Moderate  
The parcel is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Moderate  
Land has an association with the historic approach to the town across the River Allen, at Walford Bridge, but its role as an entry point has been compromised by development. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.
- 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.





# WI19

## Parcel location and openness

Parcel size: 3.55ha

The parcel is located on the northern edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of agricultural fields and the River Allen.

## Distinction between parcel and inset area

The River Corridor nature of the parcel provides some distinction in landform from the inset area and trees provides screening limiting some views of the urban area. However, the parcel is largely contained by urban development and lies in close proximity to the inset settlement. Additionally, the field boundaries provide only weak separation from the urban area. Overall there is weak distinction between the parcel and the urban area.

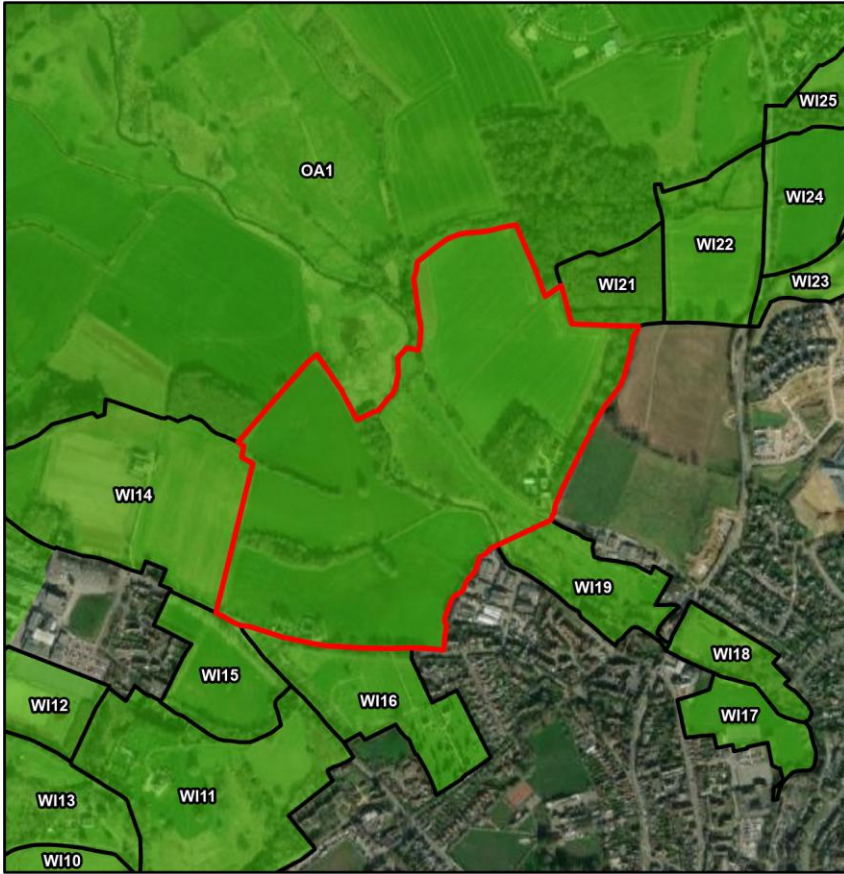
# WI19

## Contribution to the Green Belt purposes

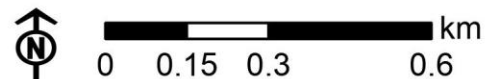
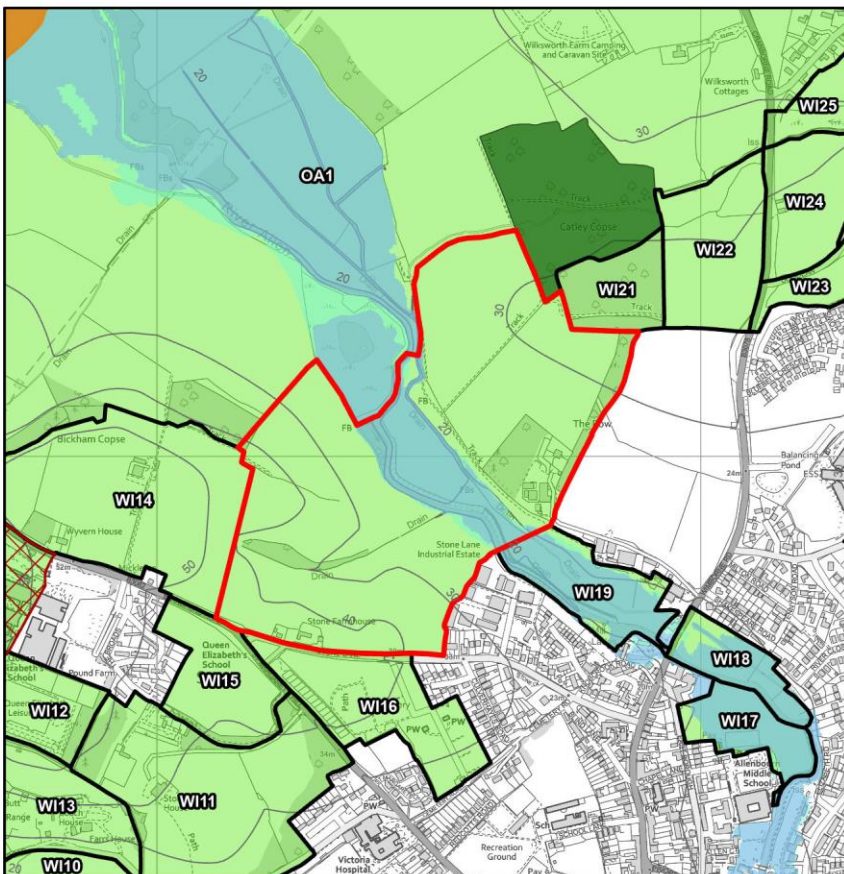
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
The parcel does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Moderate  
The parcel is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Moderate  
Land has an association with the historic approach to the town across the River Allen, at Walford Bridge, but its role as an entry point has been compromised by development. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.
- 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 WI20



- WI20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Ancient Woodland Inventory
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3





# WI20

## Parcel location and openness

Parcel size: 33.41ha

The parcel is located on the northwest edge of Wimborne Minster. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. Catley Copse ancient woodland is an absolute constraint that is located adjacent to the parcel to the north. The centre of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of agricultural fields.

## Distinction between parcel and inset area

The landform to the south of the parcel, as well as the river valley floor, provides some landform distinction from the inset area as it rises higher than the existing inset edge of Wimborne Minster. The parcel extends a significant distance from the urban area and mature hedgerows provide a moderate degree of separation from the inset area (which to the north of the River Allen is allocated but as yet undeveloped land). The parcel is not contained by urban development and views of open countryside dominate. Overall there is very strong distinction between the parcel and Wimborne, and development of the currently open land within the inset settlement is unlikely to weaken this distinction.

# WI20

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Moderate  
Land forms part of the distinct setting of Wimborne Minster, maintaining its small-town character, but has little relationship with the historic core. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.
- 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.