

Appendix B
Detailed Stage 2
Harm Assessments:
Wimborne Minster

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Components of harm assessment

The analysis of contribution to the Green Belt purposes is, with the exception of land in 'outer areas', taken from the Stage 1 Green Belt Study. It applies to each parcel as a whole, and considers:

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

Land more remote from inset settlements was not subject to detailed parcel analysis at Stage 1. Where areas of search / sites encompass land in these 'outer areas', an analysis of contribution, considering the same components as the Stage 1 parcel assessments, has been carried out as part of the Stage 2 study.

The Stage 2 analysis of the harm of releasing the site / area of search indicated on the maps above considers:

- the loss of that area's contribution to the Green Belt purposes;
- additional harm resulting from the weakening of adjacent Green Belt land.

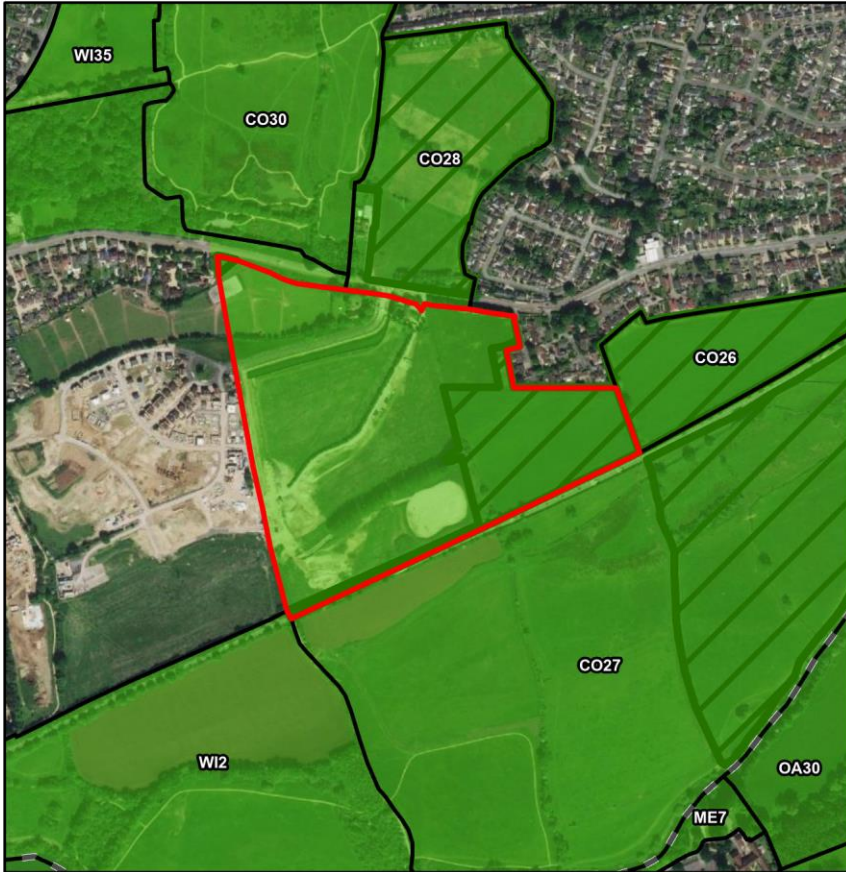
Notes on harm ratings

If the harm rating is stated as being for the release of land as an expansion of an existing inset area, it is assumed that any intervening land to the inset edge will also be released. No assumptions are made regarding what intervening land might be released between the parcel and inset edge. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

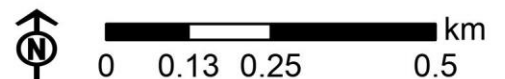
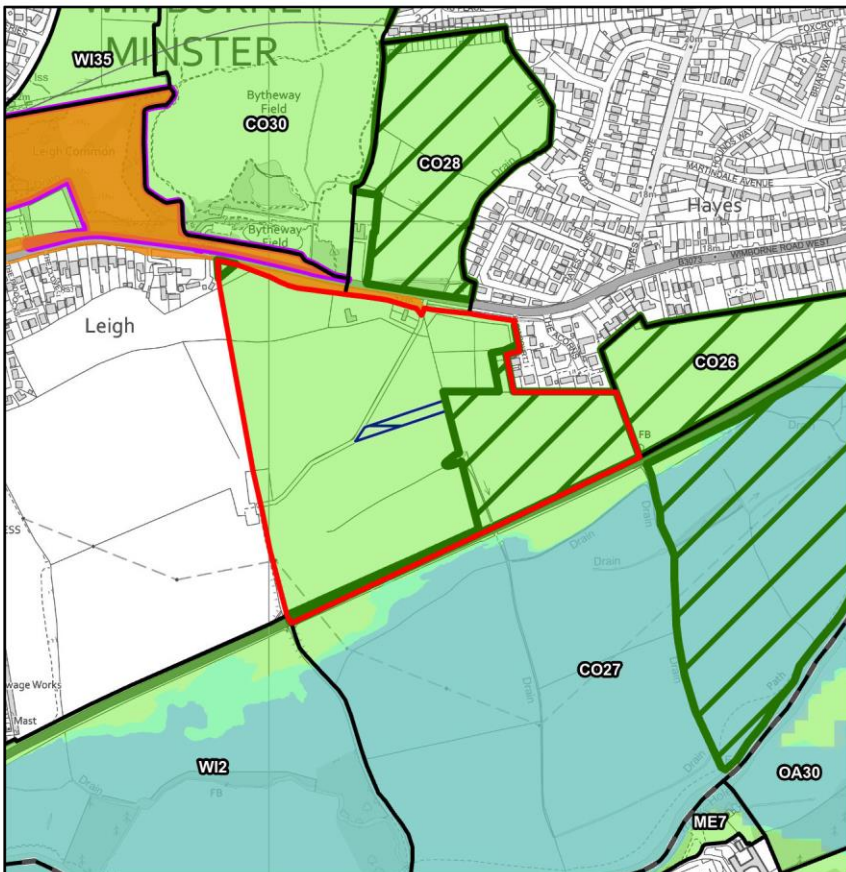
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens; and
- Common land.

Harm of release of land in WI1



- WI1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

WI1

Impact on contribution of adjacent Green Belt

- Release of south east of WI1 as an expansion of Wimborne Minster:

Rating: Minor

The release of the southeast of WI1 would result in a slight narrowing of a fragile gap between Colehill and Wimborne Minster to the west.

Due to the presence of the A31 bounding the south of WI1, the release of the southeast of WI1 would not impact the contribution of land to the south within CO27. As there is no existing boundary to create separation between land within WI1 and the urban edge to the west, this release would also not weaken the separation of remaining land within WI1 from the urban edge.

The adjoining land within CO26 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

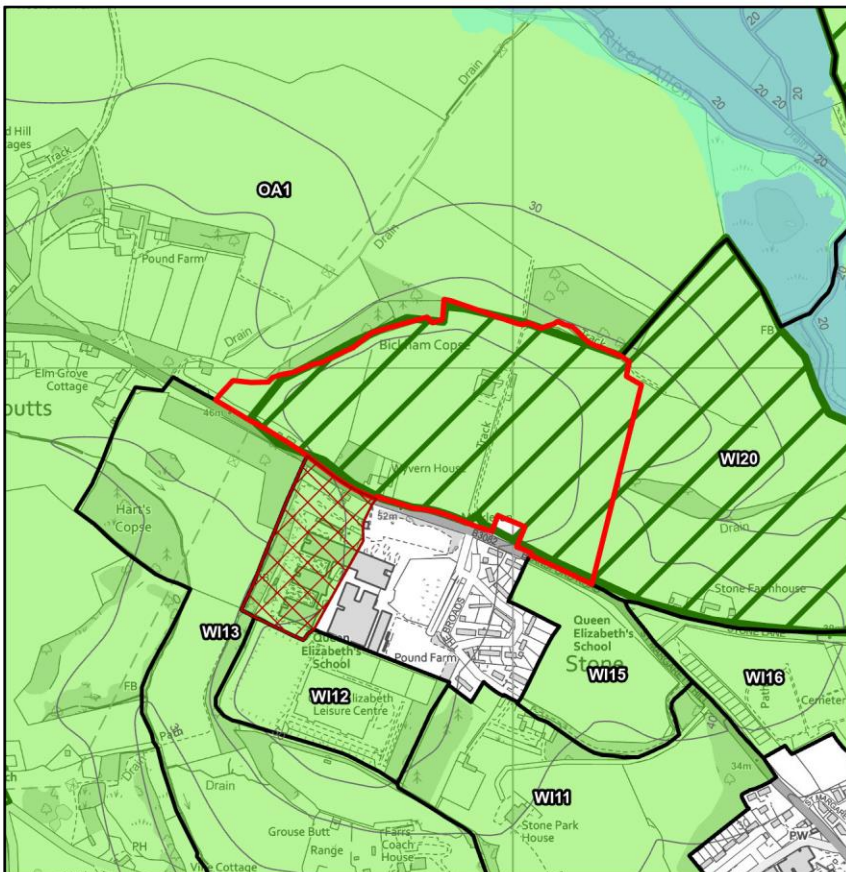
- Parcel WI1 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of the release of the southe eastern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be moderate-high.

Moderate-High

Harm of release of land in WI14



- WI14
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

WI14

Impact on contribution of adjacent Green Belt

- Release of land within WI14 as an expansion of Wimborne Minster or Stone:

Rating: Minor-moderate

Hedgerows and field boundaries provide separation between the urban edge and land within WI20 and OA1. The release and development of WI14 would weaken this boundary separation, and would increase urbanising containment and urbanising visual impact on land within WI20. Due to the presence of Blandford Road, with associated tree cover and sloping terrain beyond, bounding the southwest of the parcel, release of land within WI14 would not impact the contribution of land within WI13.

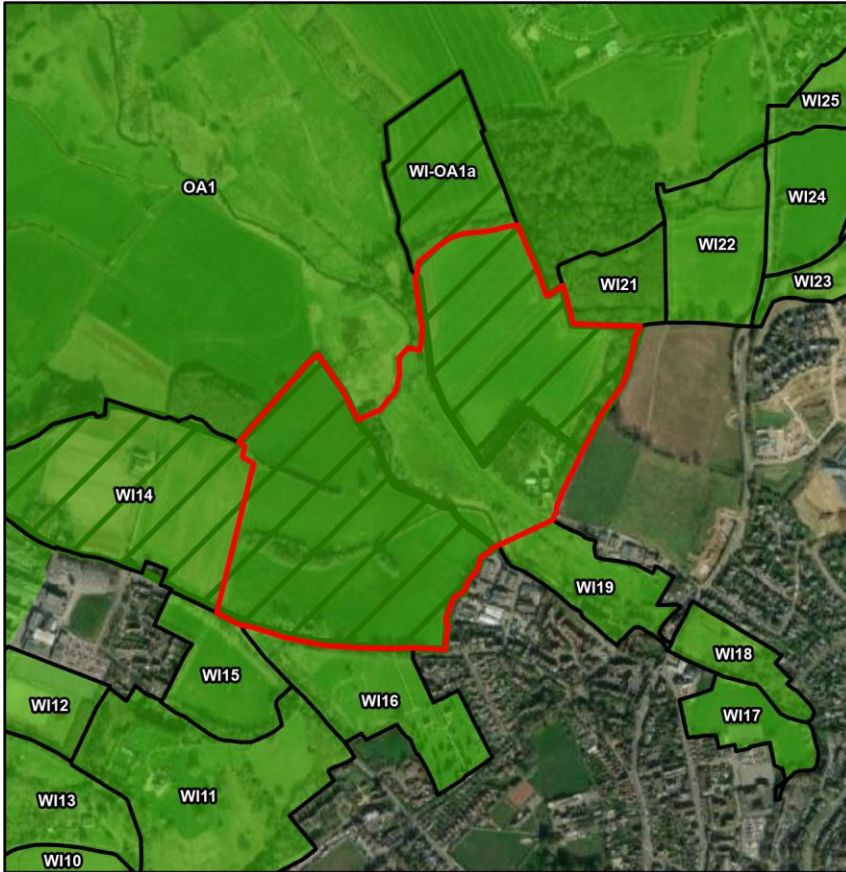
The adjoining land within WI15, and nearby WI16, does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

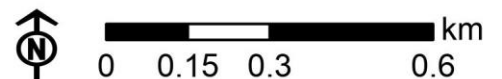
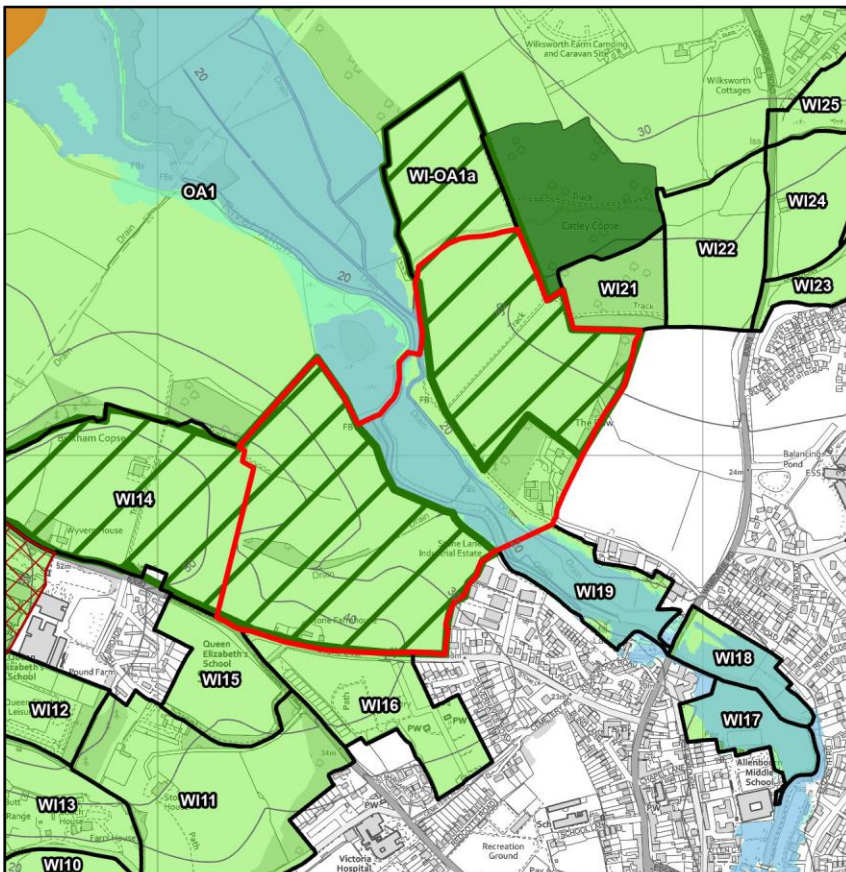
- Parcel WI14 makes a strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion either west from Wimborne Minster or north from Stone, would be high.

High

Harm of release of land in WI20



- WI20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

WI20

Impact on contribution of adjacent Green Belt

- Release of southern part of WI20 as an expansion of Wimborne Minster:

Rating: Minor

The valleyside landform of the southern part of WI20, as well as the river valley floor and the mature hedgerows bounding and within the parcel, provide separation between the urban edge and land within OA1. The release of the southern part of WI20 would weaken this boundary separation.

The adjoining land within WI14, WI15, WI16, WI19 and the remainder of WI20 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of northern part of WI20 as an expansion of Wimborne Minster:

Rating: Minor-moderate

The woodland and tree belt bounding the current (but as yet undeveloped) inset edge to the north of the River Allen, create strong separation between the urban edge and land within WI-OA1a. The release and development of the northern part of WI20 would weaken this boundary separation, and would also increase urbanising containment of land in WI21 and create some urbanising visual impact on land across the valley in OA1.

The adjoining land within the remainder of WI20 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel WI20 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the southern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be high.

High

WI20

- Parcel WI20 makes a strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be high.

High

WI27

Parcel location and openness

Parcel size: 11.15ha

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 south of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of agricultural fields. There are agricultural use buildings in the west and east of the parcel, but these are considered to be an 'appropriate use' in the Green Belt.

Distinction between parcel and inset area

There is no boundary to create separation from the urban area to the south and although there are relatively developed areas to the west and east, they do not create significant containment given the size of the parcel. The presence of development adjacent to the parcel means that neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

WI27

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
The parcel is open and peripheral to a moderate gap between Wimborne Minster and Colehill to the east. 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
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 rural setting of Wimborne Minster, helping to preserve its small country town character, 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.

WI27

Impact on contribution of adjacent Green Belt

- Release of northern part of WI27 as an expansion of Wimborne Minster:

Rating: Minor

The field boundaries and tree lines within and bounding the northern part of WI27 help provide separation between the urban edge and land within WI28 to the northeast. The release and development of the northern part of WI27 would weaken this boundary separation and increase urbanising visual impact of land within WI28.

The release would not have an impact on the contribution of land within WI25 to the north, with which WI27 shares a very short frontage.

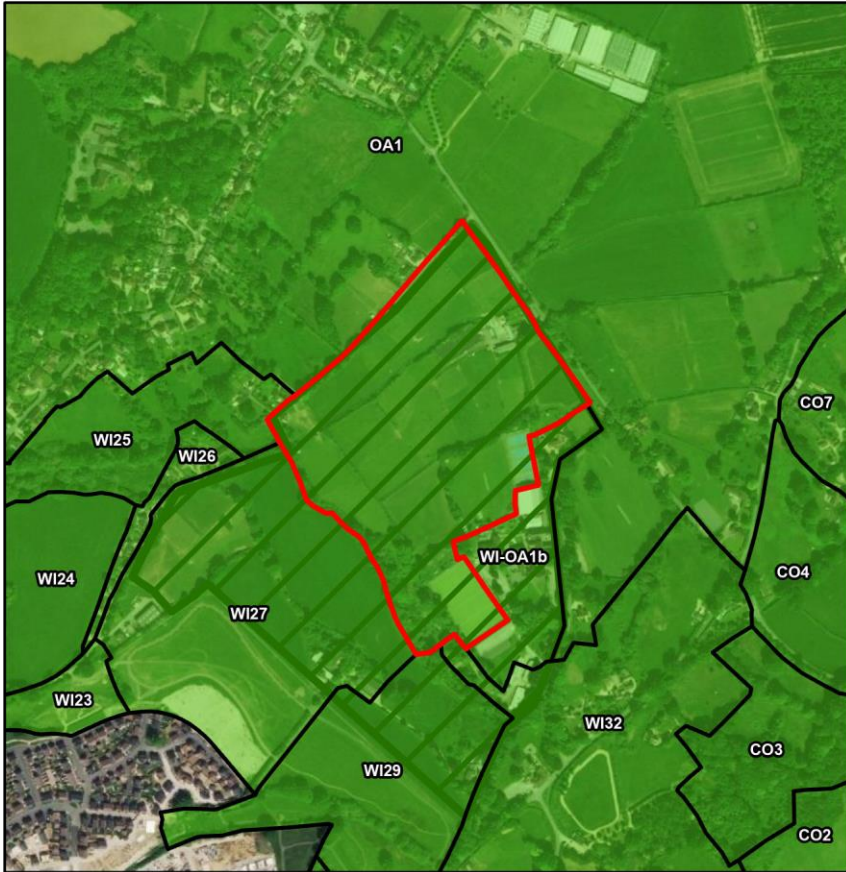
The adjoining land within WI26, WI29 and the remainder of WI27 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

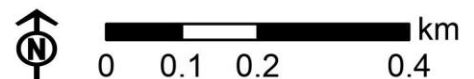
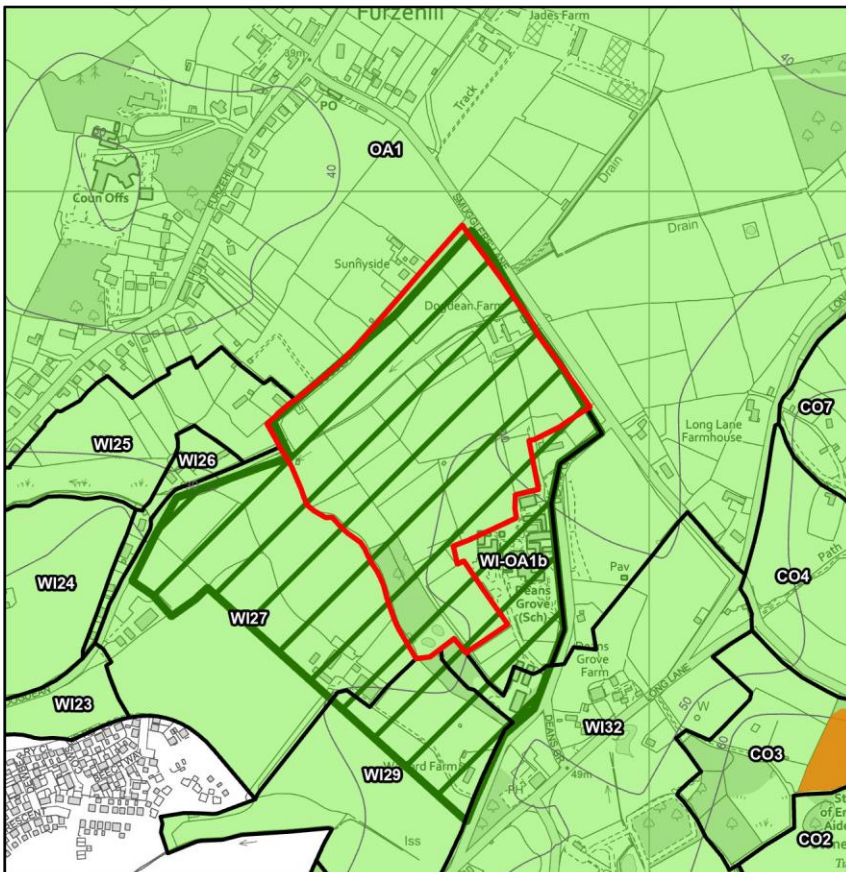
- Parcel WI27 makes a relatively strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be moderate.

Moderate

Harm of release of land in WI28



- WI28
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- CROW Registered Common Land



WI28

Parcel location and openness

Parcel size: 11.86ha

The parcel is located to the north 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 are agricultural use buildings in the north of the parcel but this development is considered to be appropriate in the Green Belt.

Distinction between parcel and inset area

There are sufficient field boundaries and intervening land to create strong separation from the inset settlement to the southwest and the parcel is located a significant distance from the urban area. In relation to the size of the parcel, the relatively development area to the southeast of the parcel is not considered to create significant containment. Views from the parcel are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

WI28

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
The parcel is open and peripheral to a moderate gap between Wimborne Minster and Colehill. 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
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 rural setting of Wimborne Minster, helping to preserve its small country town character, 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.

WI28

Impact on contribution of adjacent Green Belt

- Release of land within WI28 as an expansion of Wimborne Minster:

Rating: Minor

The field boundaries and tree lines within, bounding and to the south of WI28 create separation between the urban edge and land within OA1.

The release of land within WI28 would weaken this boundary separation.

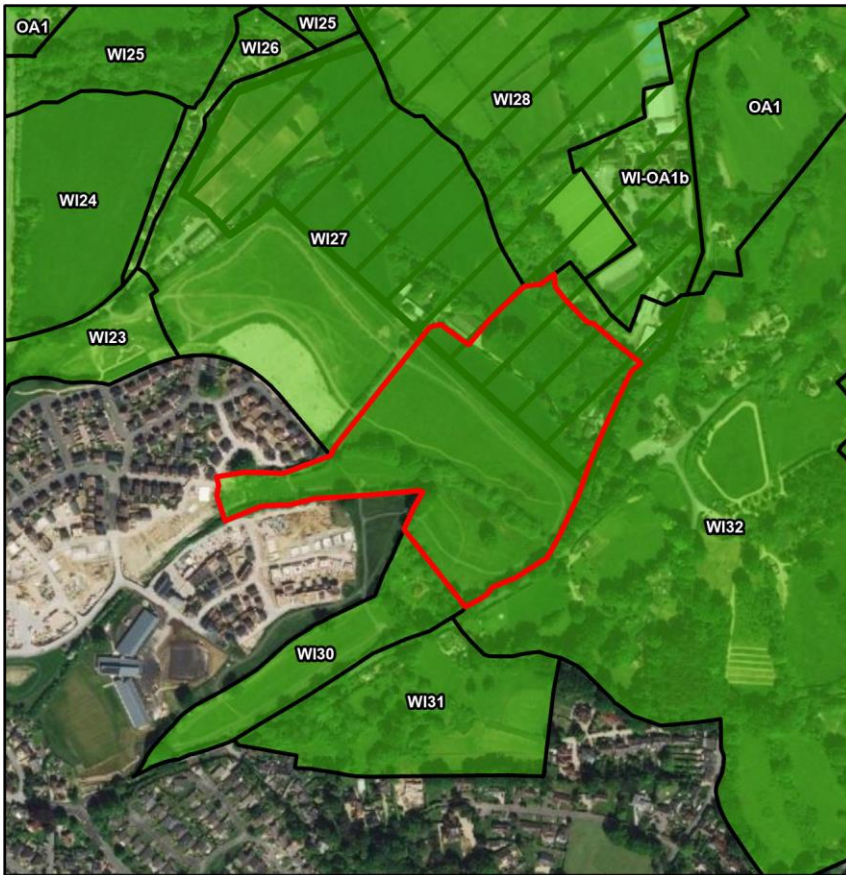
The adjoining land within WI25, WI27, WI29, WI32 and WI-OA1b does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.






Overall harm of Green Belt release

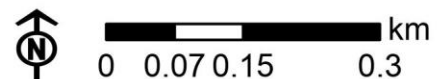
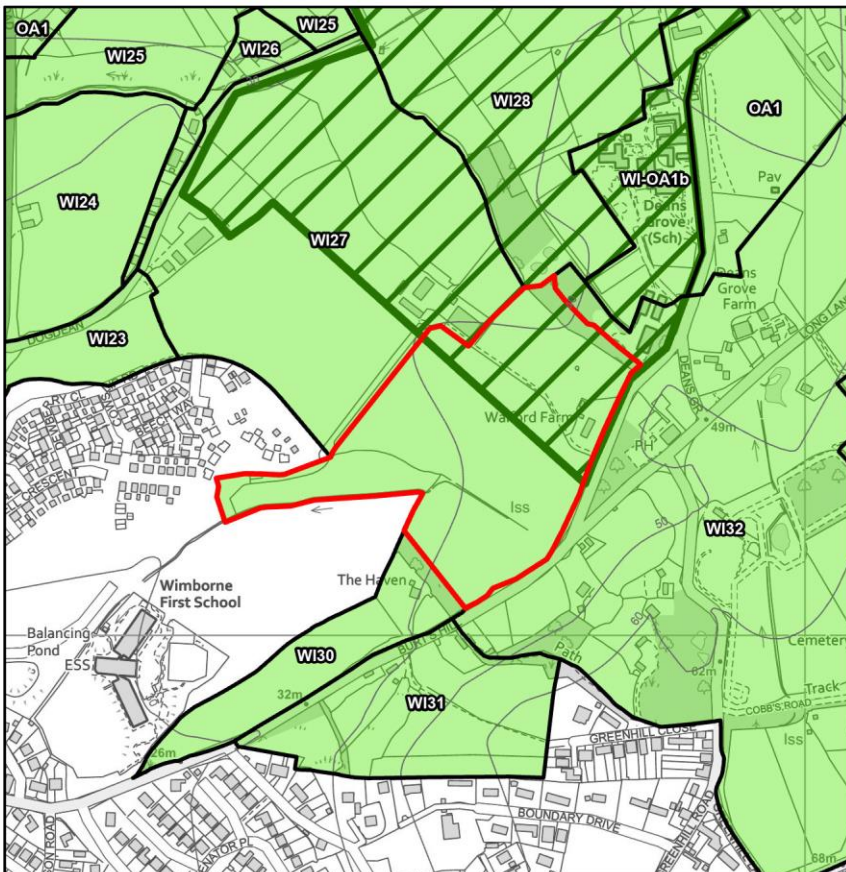
- Parcel WI28 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be high.

High

Harm of release of land in WI29



-  WI29
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



WI29

Parcel location and openness

Parcel size: 7.15ha

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 south of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of agricultural fields. There is a residential property in the east of the parcel but this scale of development is not considered large enough in scale to impact openness.

Distinction between parcel and inset area

There is a relatively developed area to the north of the parcel, but its size limits any degree of containment. However, neither the countryside nor the urban area dominates views as there is also some residential development and a road to the east of the parcel. The treeline at the inset wedge provides a moderate degree of separation. Overall there is moderate distinction between the parcel and the urban area.

WI29

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
The parcel is open and peripheral to a moderate gap between Wimborne Minster and Colehill. 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
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 rural setting of Wimborne Minster, helping to preserve its small country town character, 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.

WI29

Impact on contribution of adjacent Green Belt

- Release of northern part of WI29 as an expansion of Wimborne Minster:

Rating: Minor

The release and development of the northern part of WI29 would increase urbanising containment of land in WI32.

Due to the presence of the woodland bounding the north of WI29, the release would not impact the contribution of land within WI28 to the north.

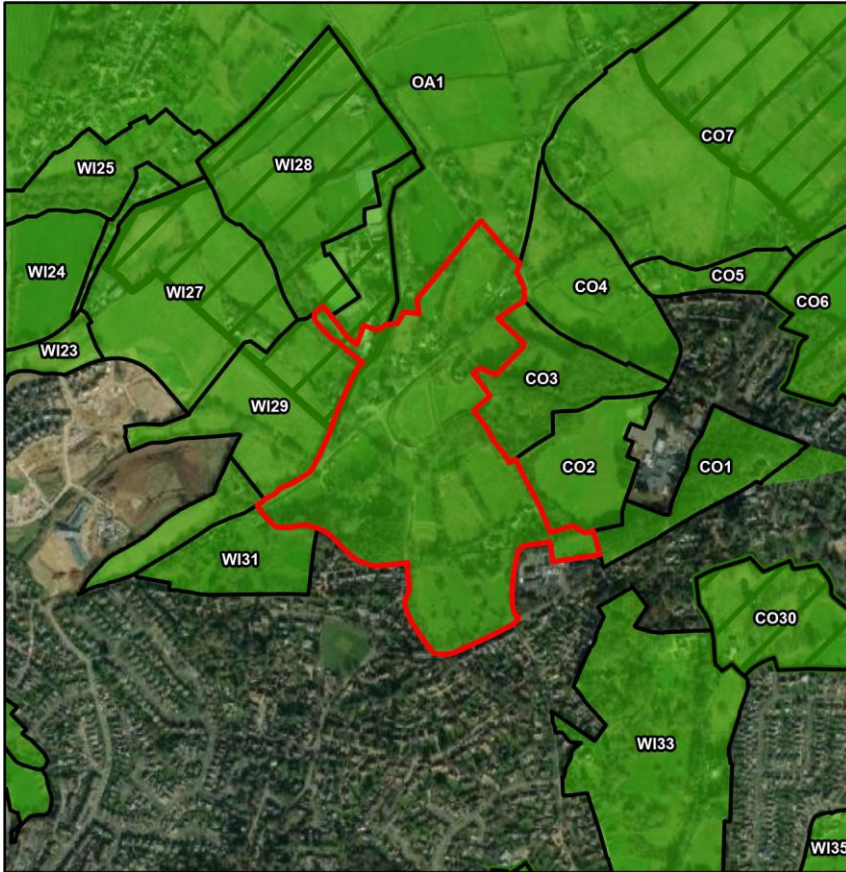
The adjoining land within WI27 and the remainder of WI29 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

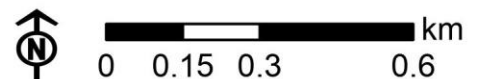
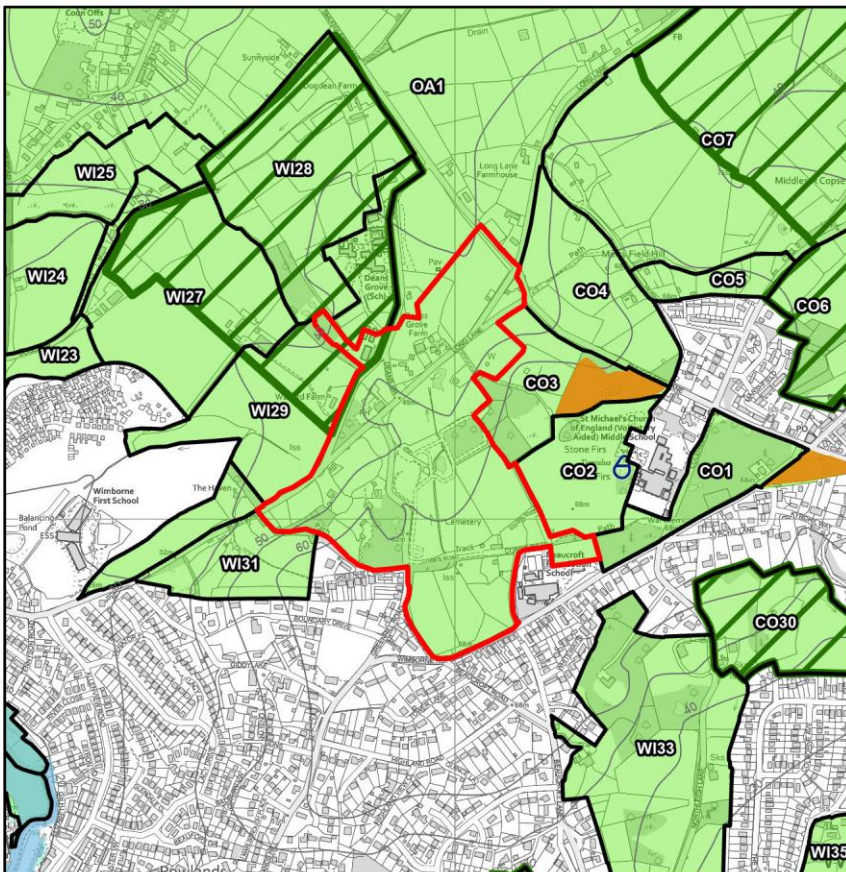
- Parcel WI29 makes a relatively strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be moderate.

Moderate

Harm of release of land in WI32



- WI32
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WI32

Parcel location and openness

Parcel size: 23.63ha

The parcel is located to the northeast 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 west of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of a patchwork of smaller agricultural fields to the north and south of Long Lane. The parcel contains several residential properties, but these are not considered to be large enough in scale to impact openness.

Distinction between parcel and inset area

The wooded, sloping landform in the south and elevated landform in the north provides some distinction from the urban area and there are enough field boundaries to provide a moderate degree of separation from the inset settlement. The parcel extends a significant distance from Wimborne Minster, which means that views are dominated by open countryside. In relation to the size of the parcel, the relatively developed area to the north is not considered to create significant containment. Overall there is very strong distinction between the parcel and the urban area.

WI32

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 strong
The parcel is open. There is only relatively limited urban connectivity, along Wimborne Road, between the larger part of Colehill to the east and the urban area mostly within Wimborne Parish to the west. The parcel lies close to the connecting urban development, but helps to maintain the narrow separation that exists between the settlement areas as a whole. 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 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 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 rural setting of Wimborne Minster, helping to preserve its small country town character, 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.

WI32

Impact on contribution of adjacent Green Belt

- Release of a small belt of trees in the western part of WI32, as an expansion of Wimborne Minster:

Rating: Negligible

The adjoining land within WI28, WI29, WI-OA1b, OA1 and the remainder of WI32 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

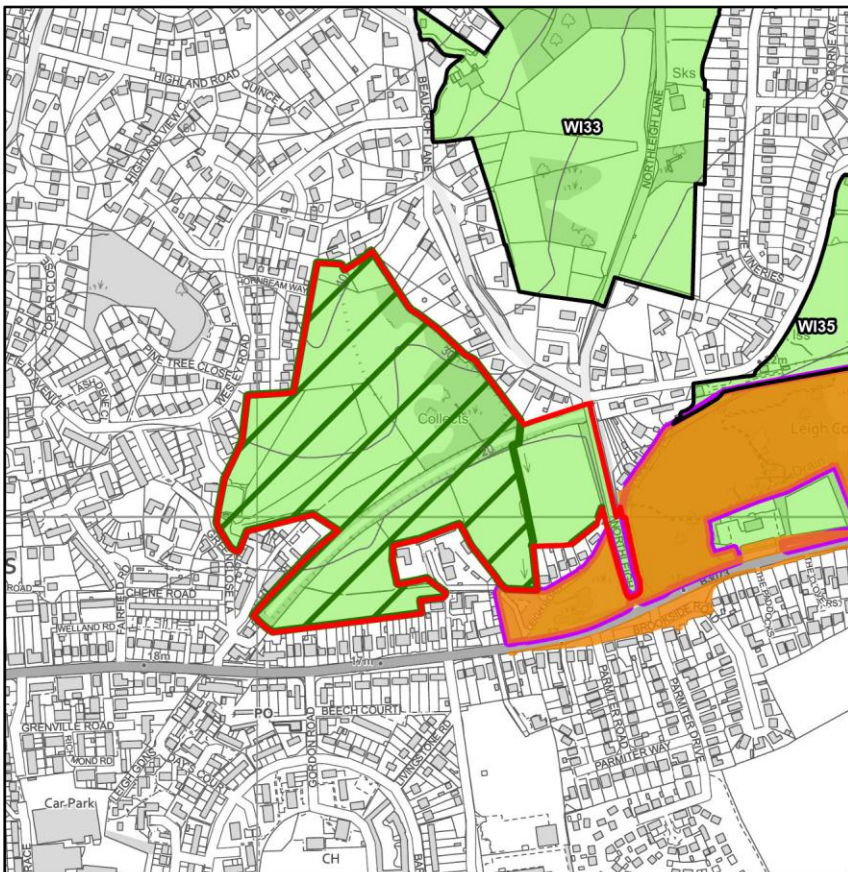
- Parcel WI32 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be moderate-high.

Moderate-High

Harm of release of land in WI34



-  WI34
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  CROW Registered Common Land
-  Local Nature Reserve



WI34

Parcel location and openness

Parcel size: 11.92ha

The parcel is located on the eastern edge of Wimborne Minster, with Colehill lying in close proximity to the east. Wimborne Minster does not constitute a large built-up area but it is considered to be a historic town. Leigh Common is an absolute constraint that is located to the east of the parcel.

The parcel is open, comprising of heathland and shrubland.

Distinction between parcel and inset area

The parcel is entirely contained by urban development, which means that the whole of the parcel is in close proximity to Wimborne Minster and views of the urban area dominate. The garden boundaries at the inset edge provide only a weak degree of separation from the urban area. Overall there is weak distinction between the parcel and the urban area.

WI34

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. It is peripheral to the gap between Wimborne Minster and Colehill to the east, which is narrow but which is diminished in importance by existing urban connectivity between Wimborne Minster and Colehill to the north. 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
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: Relatively weak
Land forms part of the rural setting of Wimborne Minster, helping to preserve its small country town character, 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.

WI34

Impact on contribution of adjacent Green Belt

- Release of the central and western parts of WI34, as an expansion of Wimborne Minster:

Rating: Negligible

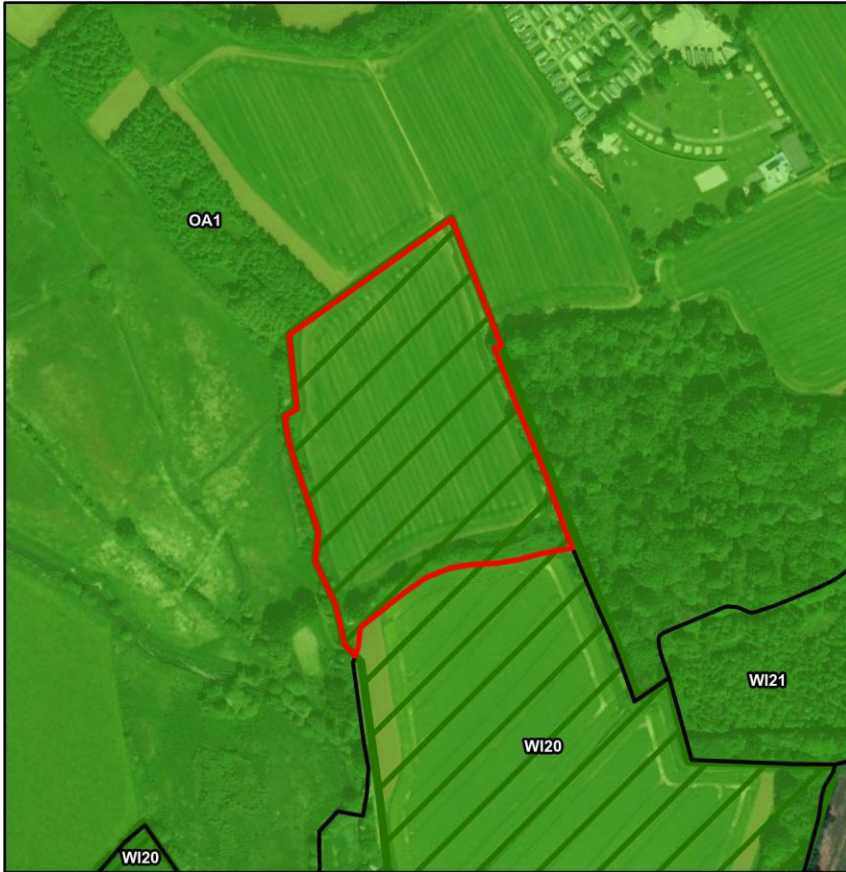
The area of search only abuts the remainder of WI34, which in turn is almost entirely contained by the urban area. The remainder of WI34 does not make a stronger contribution to any of the Green Belt purposes, so the impact on this land would not increase overall harm.

Overall harm of Green Belt release

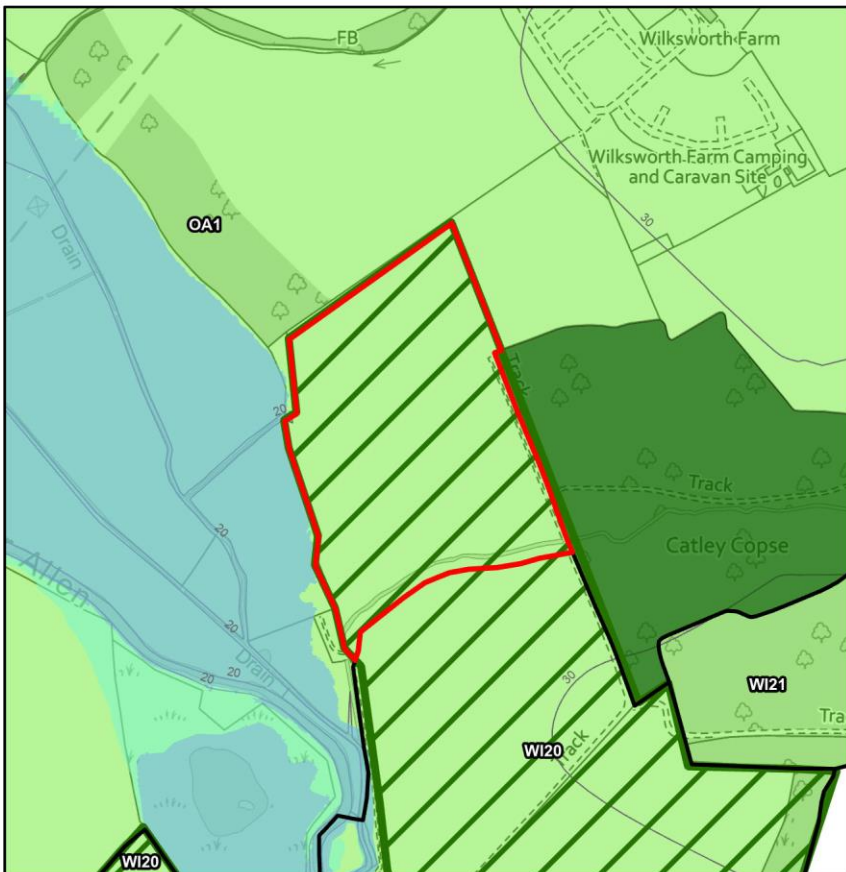
- Parcel WI34 makes a moderate contribution to preventing encroachment on the countryside, but the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be low.

Low

Harm of release of land in WI-OA1a



-  WI-OA1a
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Ancient Woodland Inventory
-  Flood Zone 2
-  Flood Zone 3



WI-OA1a

Parcel location and openness

Parcel size: 5.18ha

The parcel is located north 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 to the

Land is open, comprising of an agricultural field.

Distinction between parcel and inset area

The treeline to the south is a strong boundary feature creating separation from the inset area. Furthermore, the parcel extends a significant distance from the settlement, is not contained by urban development, and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

WI-OA1a

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is open and is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land is open and does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside, and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: 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.

WI-OA1a

Impact on contribution of adjacent Green Belt

- Release of WI-OA1a as an expansion of Wimborne:

Rating: Minor

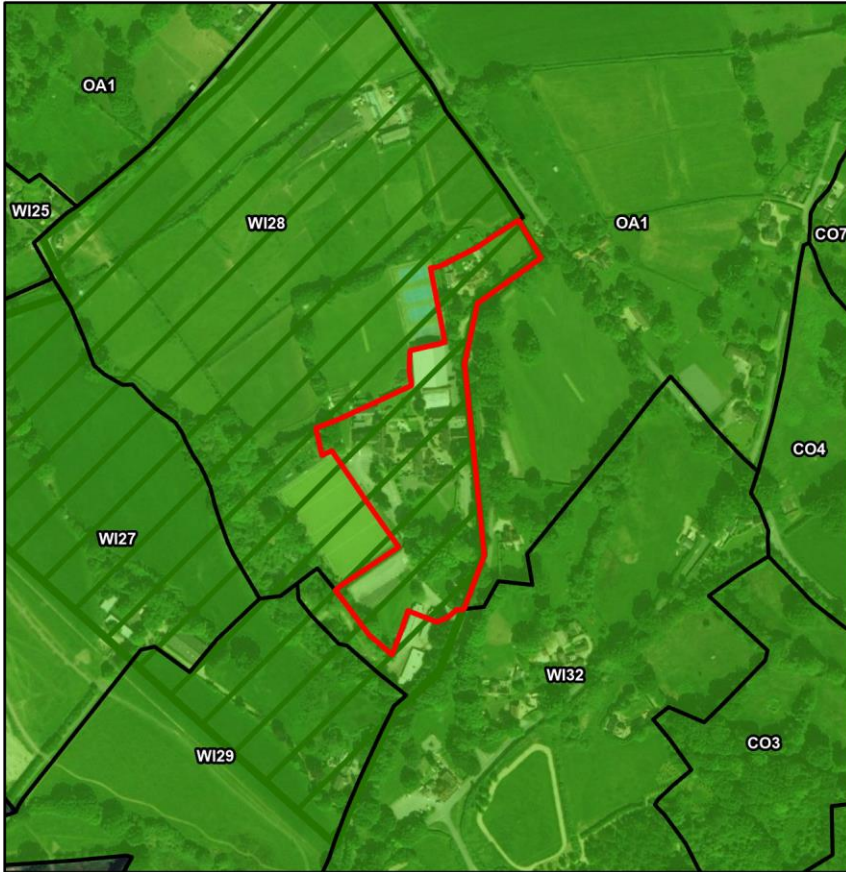
The tree lines bounding and to the southeast of WI-OA1a add separation between the urban edge and land within OA1. Release of land within WI-OA1a would weaken this separation.

Overall harm of Green Belt release

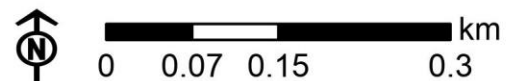
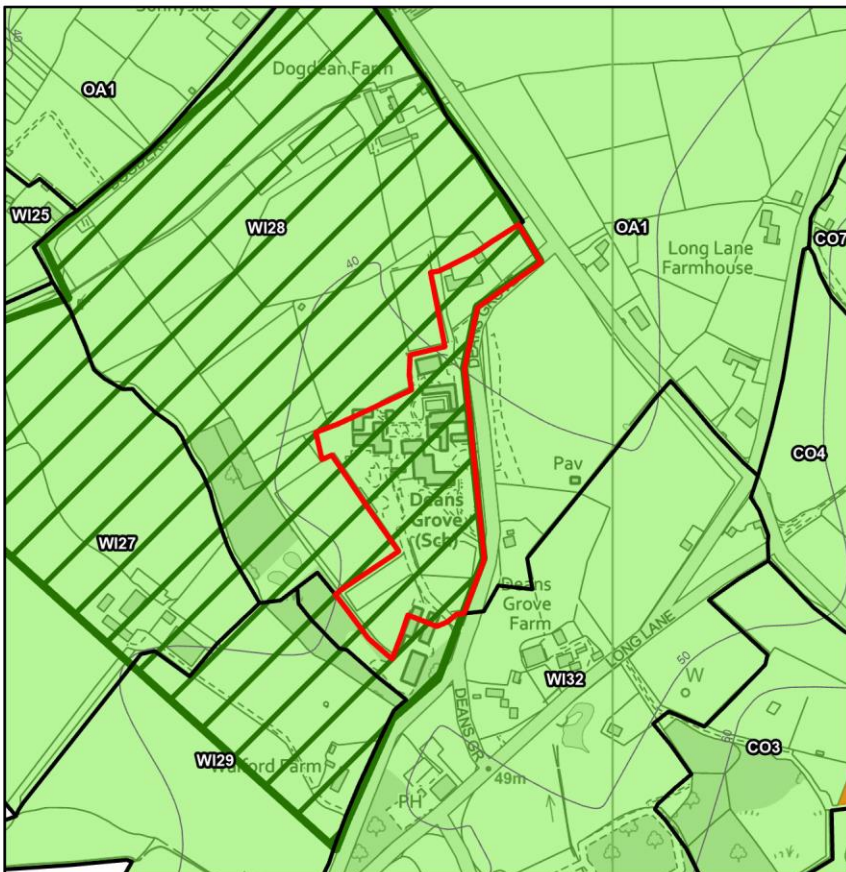
- Parcel WI-OA1a has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be high.

High

Harm of release of land in WI-OA1b



-  WI-OA1b
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  CROW Registered Common Land



WI-OA1b

Parcel location and openness

Parcel size: 2.76ha

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

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

Distinction between parcel and inset area

The parcel extends a significant distance from Wimborne Minster and the treelines to the south east are a strong boundary feature creating separation from the settlement. In addition, the parcel is not contained by urban development and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

WI-OA1b

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 peripheral to a moderate gap between Wimborne Minster and Colehill. 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 weak/no contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is relatively developed countryside and has a significant amount of urbanising development within it, consisting of a school. 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 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.

WI-OA1b

Impact on contribution of adjacent Green Belt

- Release of WI-OA1b as an expansion of Wimborne Minster:

Rating: Minor-moderate

The field boundaries and tree lines to the southwest provide separation between the urban edge and land within WI28 and OA1. The release and development of WI-OA1b would weaken this separation, creating urbanising containment of any retained Green Belt in WI29 and increasing urbanising visual impact on land within WI28 and OA1.

There would be negligible impact on land in WI32, which is separated from WI-OA1b by Deans Grove and its well-treed hedgerows.

Overall harm of Green Belt release

- Parcel WI-OA1b makes a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Wimborne Minster, would be moderate-high.

Moderate-High