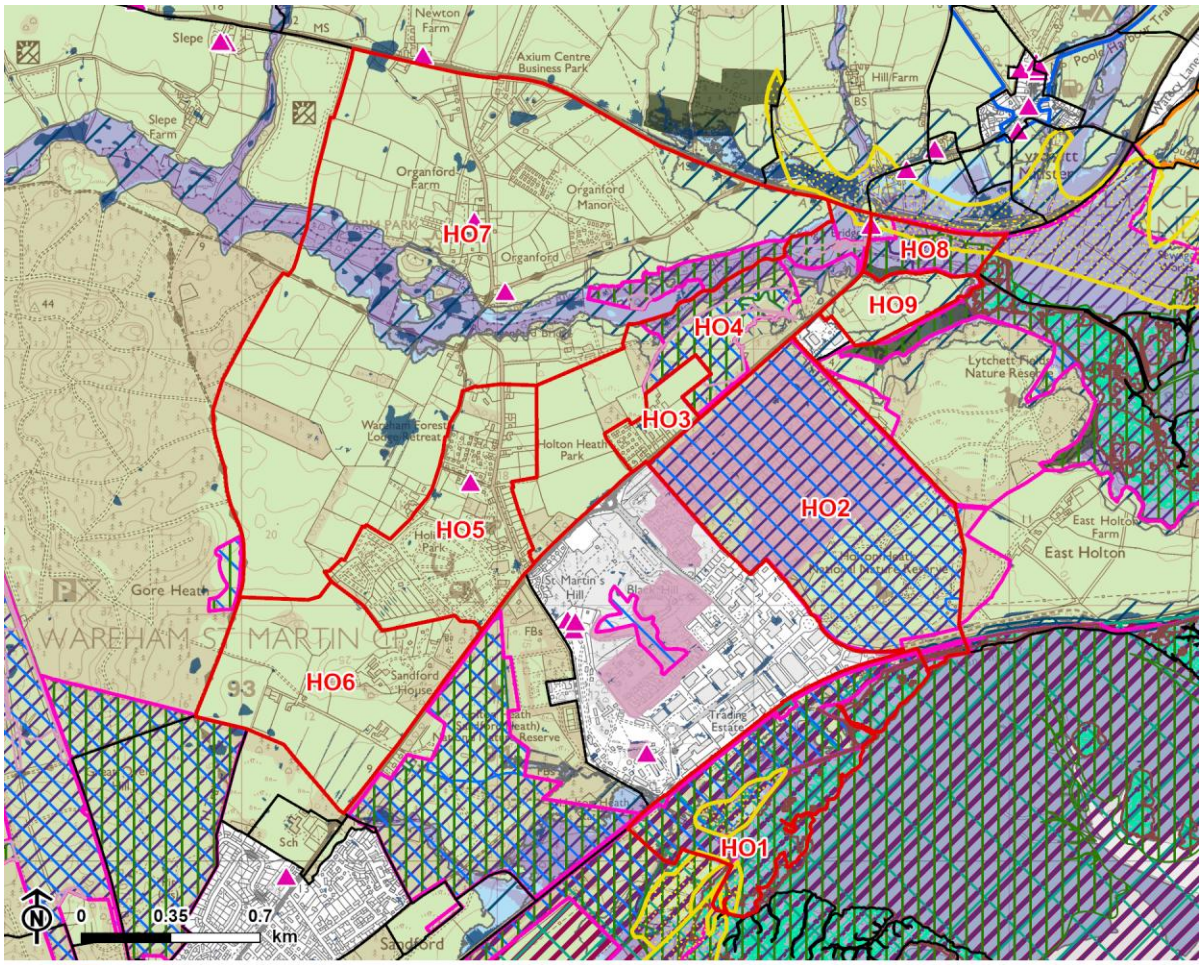
# Holton Heath




Holton Heath parcel
Neighbouring parcel
Dorset & BCP councils
Neighbouring authority
Green Belt

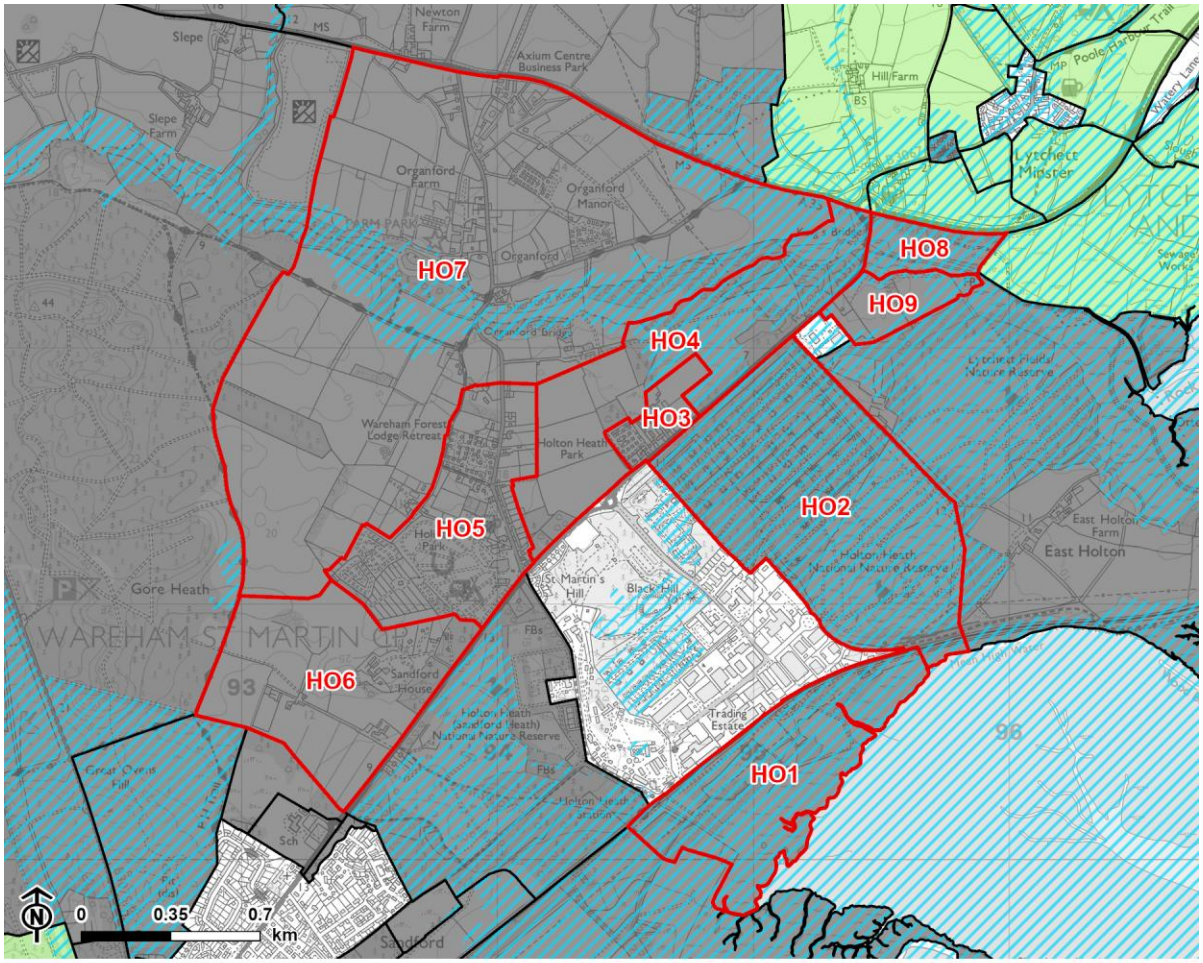
**Potential development constraints**

Listed building
Chalk river
Peaty soil
Site of Special Scientific Interest

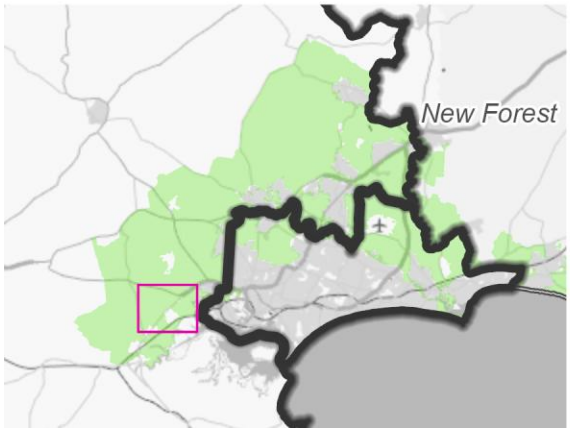



Lowland fens
Coastal saltmarsh
Conservation area
Ramsar site
Special Area of Conservation
Special Protection Area
Heritage Coast
Saltmarsh
National Landscape
Coastal Change Management Area
Suitable Alternative Natural Green Space
High risk of surface water flooding
Scheduled monument
Ancient woodland
Flood zones plus climate change
Flood zone 2
Flood zone 3

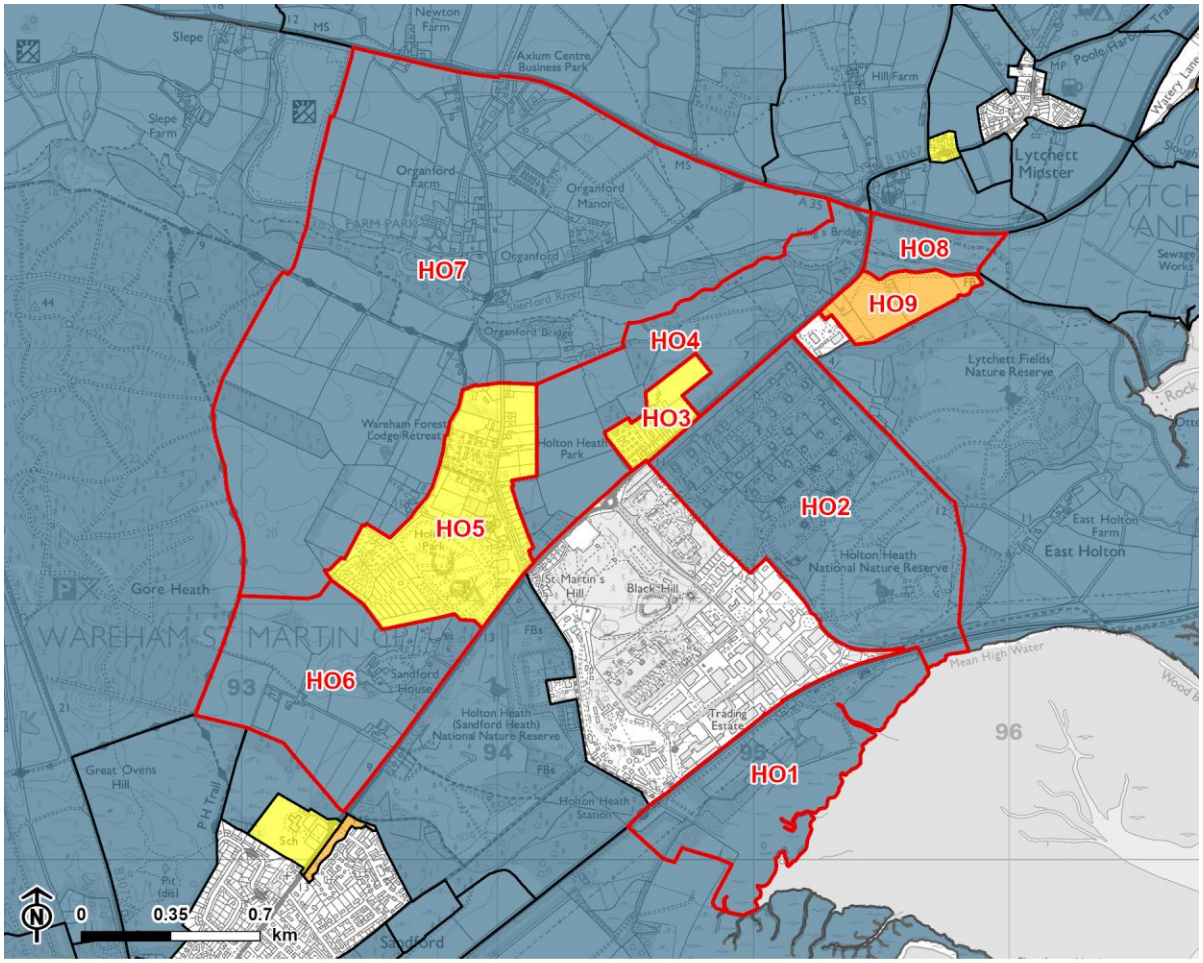
## Holton Heath



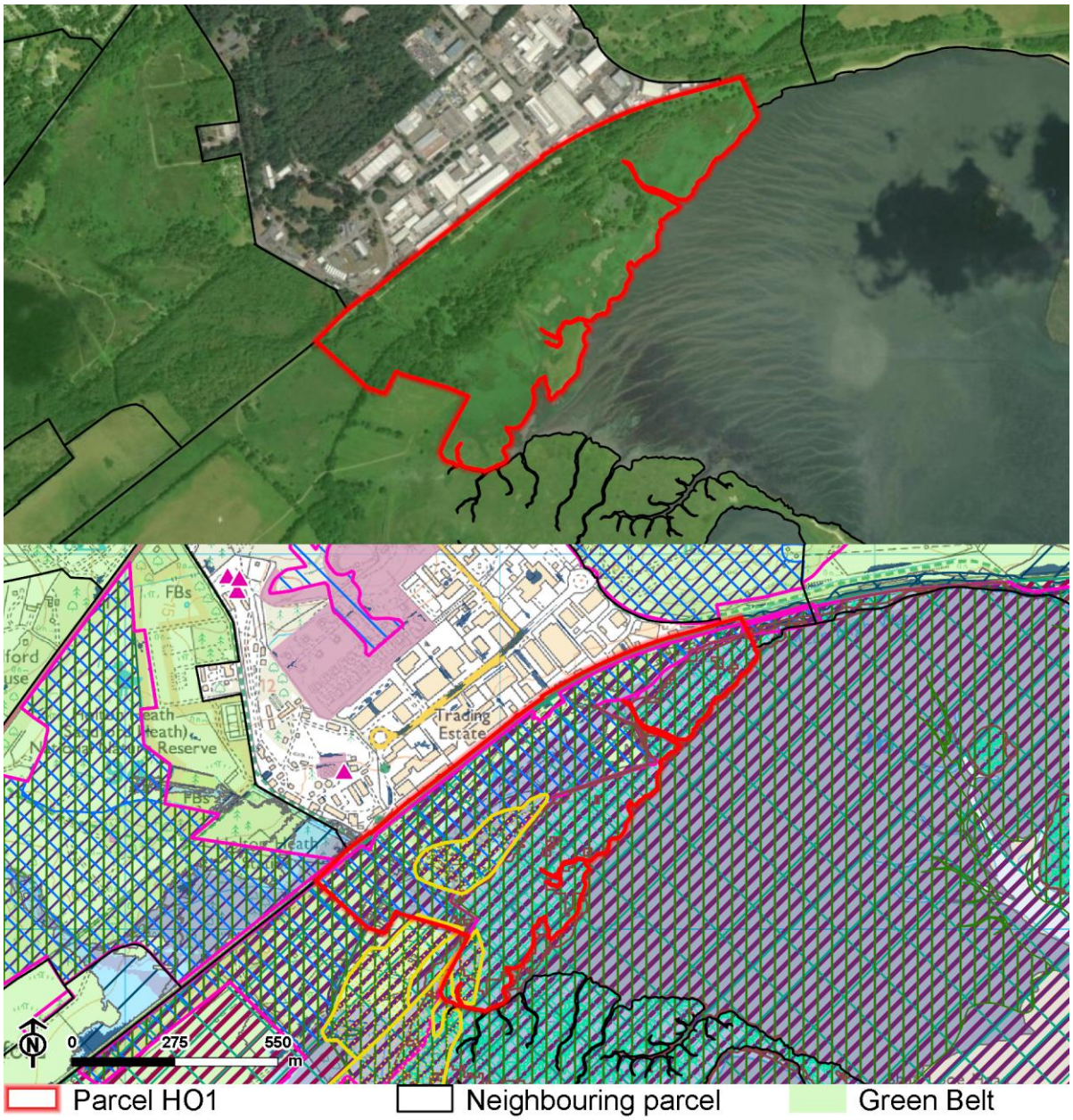

Holton Heath parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt
Grey belt
Potential development constraints



## Holton Heath



# Parcel HO1




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Coastal saltmarsh
- Peaty soil
- National Landscape
- Heritage Coast
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument
- Coastal Change Management Area

**Parcel HO1**

# Contribution of land in Parcel HO1

## Parcel HO1 Assessment Conclusions

| Purpose A | Purpose B | Purpose C | Purpose D | Purpose E | Grey Belt |
|---|---|---|---|---|---|
| Weak/No | Moderate | Strong | Weak/No | Equal | Yes |

## Parcel HO1 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located on the southern edge of the inset area of Blackhill Trading Estate at Holton Heath. Parcel size: 47ha.<br>The railway line and areas of tree cover form a moderate boundary feature between the settlement and the parcel.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a minor change in landform but it does not contribute to a sense of separation.<br>There is some perception of urban development outside of the parcel. The adjacent industrial development to the north-west exerts some urbanising influence on the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider countryside. |

## Purpose A: Checking the unrestricted sprawl of large built-up areas:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. |
| What is the extent of urbanising development in the parcel? | N/A |
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Are there physical features in reasonable proximity that could restrict and contain development? | N/A |
| Would development form an incongruous pattern in relation to the large built-up area? | N/A |

**Parcel HO1**

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements Sandford and Holton Heath, and features significant physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel contains mature trees, while elsewhere in the gap, significant physical features such as the Wareham Channel, River Piddle and Lytchett Bay create strong separation between towns. The parcel forms a very small part of the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap, but the impact would not be significant given the strength of separation in the remainder of the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |

**Parcel HO1**

| Assessment Considerations | Assessment |
|---|---|
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The southern boundary of the parcel consists of intertidal mudflats adjacent to the Wareham Channel, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. |

## Purpose D: Preserving the setting and special character of historic towns:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

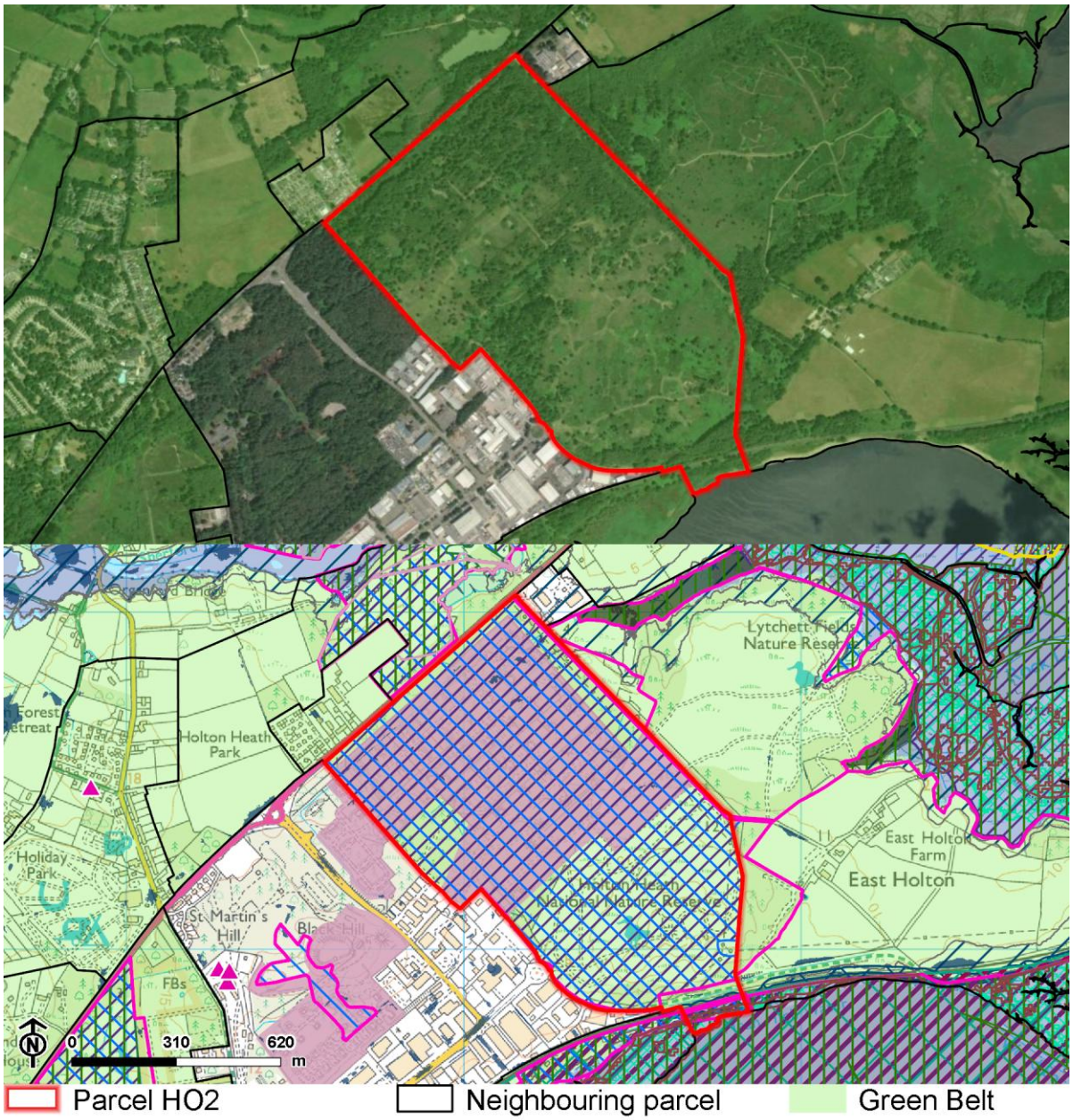
### Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

# Parcel HO2




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Coastal saltmarsh
- Peaty soil
- National Landscape
- Heritage Coast
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument
- Coastal Change Management Area

**Parcel HO2**

# Contribution of land in Parcel HO2

## Parcel HO2 Assessment Conclusions

| Purpose A | Purpose B | Purpose C | Purpose D | Purpose E | Grey Belt |
|---|---|---|---|---|---|
| Weak/No | Moderate | Strong | Weak/No | Equal | Yes |

## Parcel HO2 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the east of the Black Hill Trading Estate inset area near Holton Heath. Parcel size: 87ha.<br>There is a consistent, well-defined boundary between the settlement and the parcel. Mature lines of trees along the settlement edge are associated with the Holton Heath National Nature Reserve.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. Mature trees along the settlement edge predominantly limit views towards the urban edge. However, there are glimpses of views where tree coverage is more sparse due to the scale of industrial units within the urban area.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. This parcel is located within the Holton Heath Nature Reserve.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There is a strong perception of the wider countryside to the east, where the flat landform enables views towards Poole Harbour. |

## Purpose A: Checking the unrestricted sprawl of large built-up areas:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. |
| What is the extent of urbanising development in the parcel? | N/A |
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Are there physical features in reasonable proximity that could restrict and contain development? | N/A |

**Parcel HO2**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | N/A |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a robust gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford and Holton Heath, and features significant physical boundaries, including Lytchett Bay. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel contains mature blocks of trees, which act as a substantial separating feature. Elsewhere in the gap, significant physical features such as additional mature blocks of woodland and Lytchett Bay create a strong separation between towns. The parcel forms a small part of the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |

**Parcel HO2**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only heathland boundaries to the east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. |

## Purpose D: Preserving the setting and special character of historic towns:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

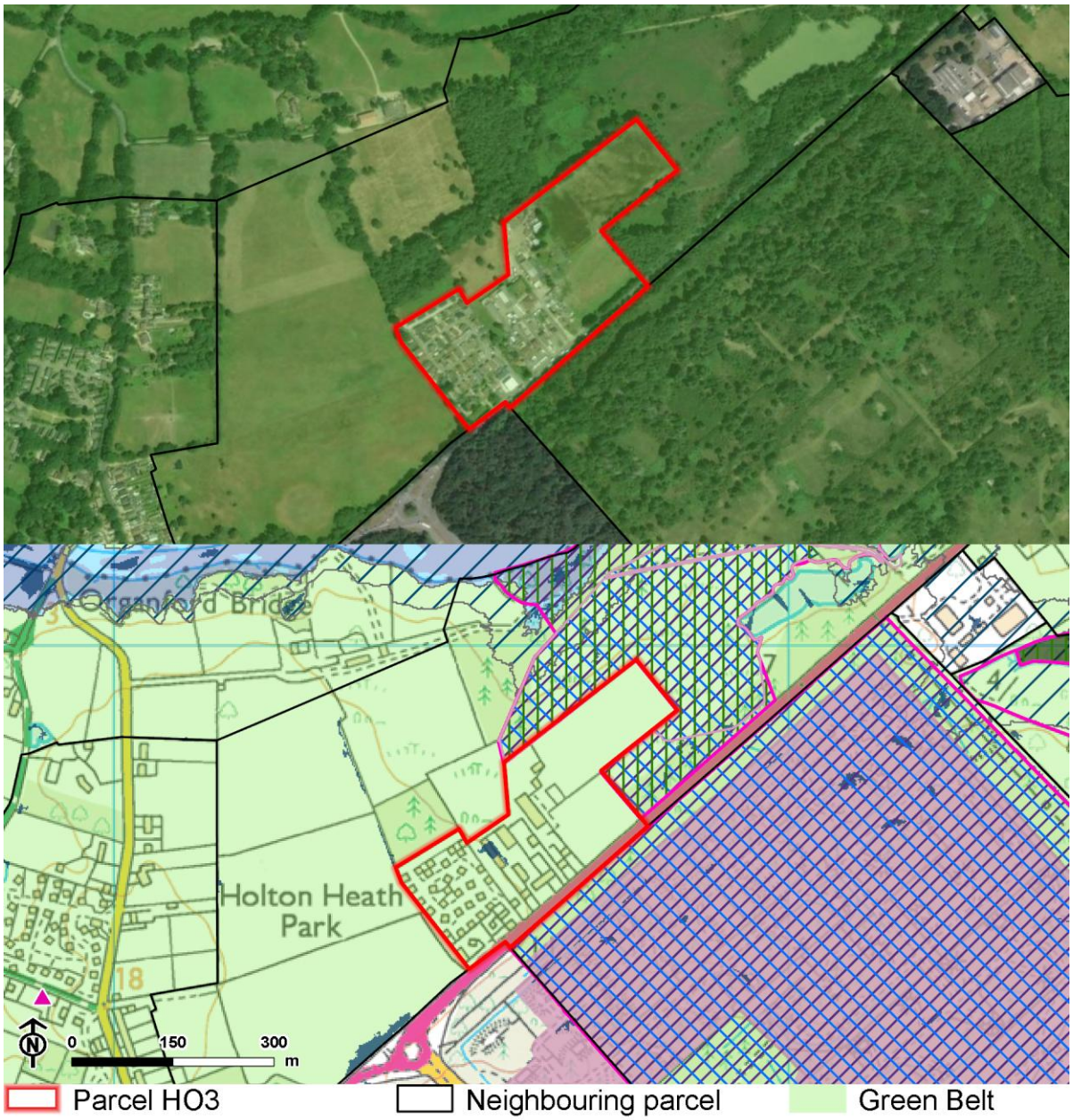
### Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

# Parcel HO3




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument

**Parcel HO3**

# Contribution of land in Parcel HO3

## Parcel HO3 Assessment Conclusions

| Purpose A | Purpose B | Purpose C | Purpose D | Purpose E | Grey Belt |
|---|---|---|---|---|---|
| Weak/No | Weak/No | Weak/No | Weak/No | Equal | Yes |

## Parcel HO3 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located on the northern edge of the inset area at Holton Heath. Parcel size: 8ha.<br>There are no significant boundary features to separate the parcel from the settlement. Front garden fences and intermittent hedgerows form the boundary features.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. Gaps along the settlement edge enable some views towards the urban edge, but there are limited views of development.<br>There is development that is urban in character, with remaining open spaces not contributing significantly to the openness of the Green Belt. A residential park and industrial units add to the urban character of the area.<br>Natural features limit perception of the wider countryside. Woodland blocks and mature lines of trees limit views towards the surrounding countryside to the north. |

## Purpose A: Checking the unrestricted sprawl of large built-up areas:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. |
| What is the extent of urbanising development in the parcel? | N/A |
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Are there physical features in reasonable proximity that could restrict and contain development? | N/A |

**Parcel HO3**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | N/A |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford and Holton Heath, and features significant physical boundaries including Lytchett Bay. |
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel does not contain any significant separating features, while elsewhere in the gap, significant physical features such as mature blocks of woodland and Lytchett Bay create strong separation between towns. The parcel forms a very small part of the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. Due to the existing level of development and lack of openness in the parcel, the parcel does not contribute to the visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel lacks openness and so is part of an urban area rather than part of the countryside. |
| What is the extent of urbanising development in the parcel? | N/A |

**Parcel HO3**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Would development impact adjacent Green Belt land? | N/A |

## Purpose D: Preserving the setting and special character of historic towns:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

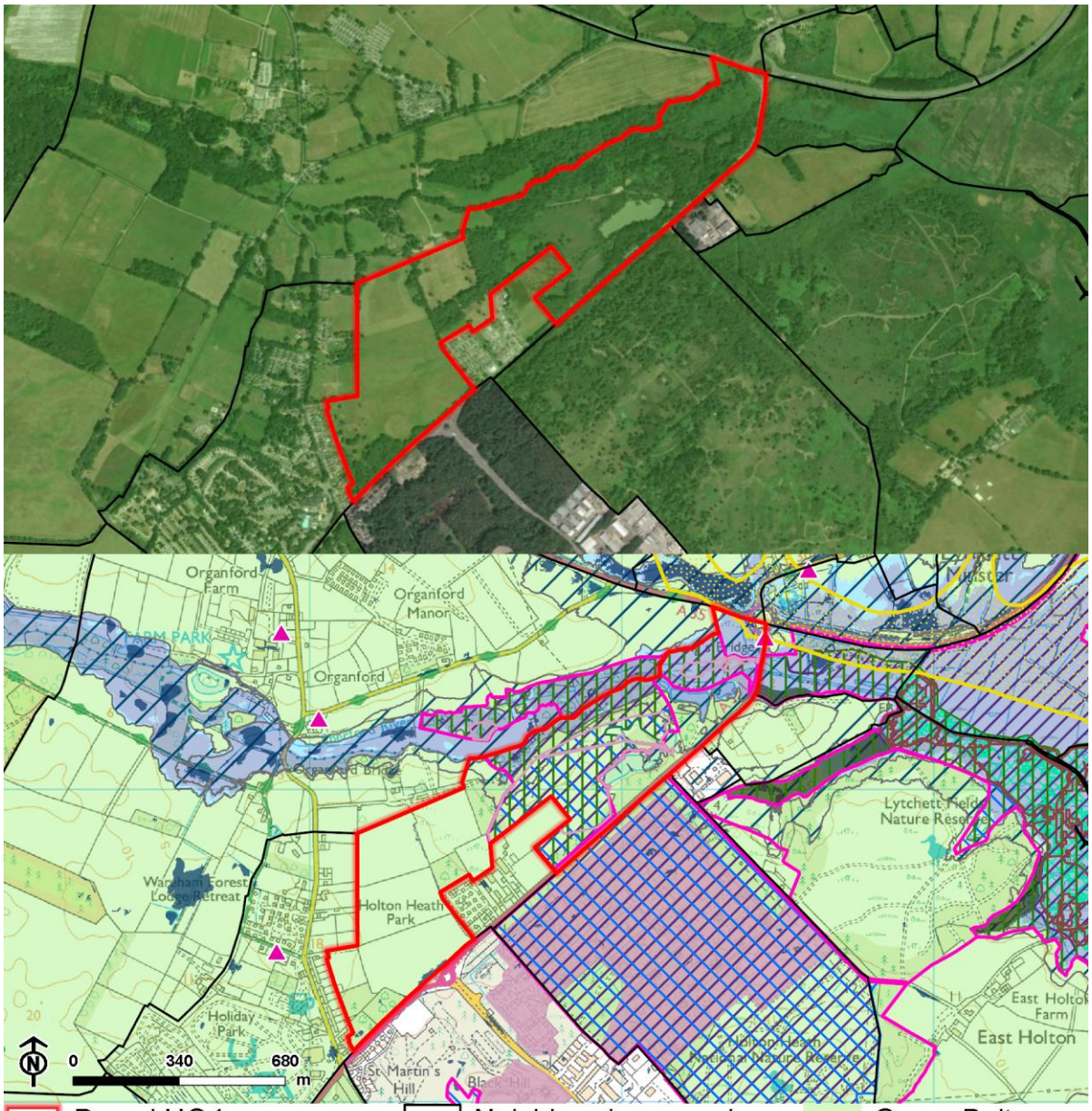
### Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

# Parcel HO4




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Coastal saltmarsh
- Peaty soil
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument

**Parcel HO4**

# Contribution of land in Parcel HO4

## Parcel HO4 Assessment Conclusions

| Purpose A | Purpose B | Purpose C | Purpose D | Purpose E | Grey Belt |
|---|---|---|---|---|---|
| Weak/No | Moderate | Strong | Weak/No | Equal | Yes |

## Parcel HO4 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north of the Black Hill Trading Estate inset area at Holton Heath. Parcel size: 55ha.<br>There is a strong boundary feature between the settlement and the parcel. Areas of woodland and mature lines of trees form a strong boundary to the inset area to the south-east.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. Mature trees along the settlement edge predominantly limit views towards the urban edge, however, there is some influence from residential properties along Organford Road to the south-west, and Wareham Road Residential Park in the east.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use includes heathland associated with the Dorset Heaths SAC, which is surrounded by mature woodland.<br>Natural features limit perception of the wider countryside. Mature trees that surround the majority of the parcel limit the perception of the wider countryside. |

## Purpose A: Checking the unrestricted sprawl of large built-up areas:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. |
| What is the extent of urbanising development in the parcel? | N/A |
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Are there physical features in reasonable proximity that could restrict and contain development? | N/A |

**Parcel HO4**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | N/A |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford and Holton Heath, and features significant physical boundaries, including Lytchett Bay. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel contains mature blocks of trees, while elsewhere in the gap, significant physical features such as additional mature blocks of woodland and Lytchett Bay create a strong separation between towns. The parcel forms a small part of the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |

**Parcel HO4**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a mix of open and treed boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. |

## Purpose D: Preserving the setting and special character of historic towns:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

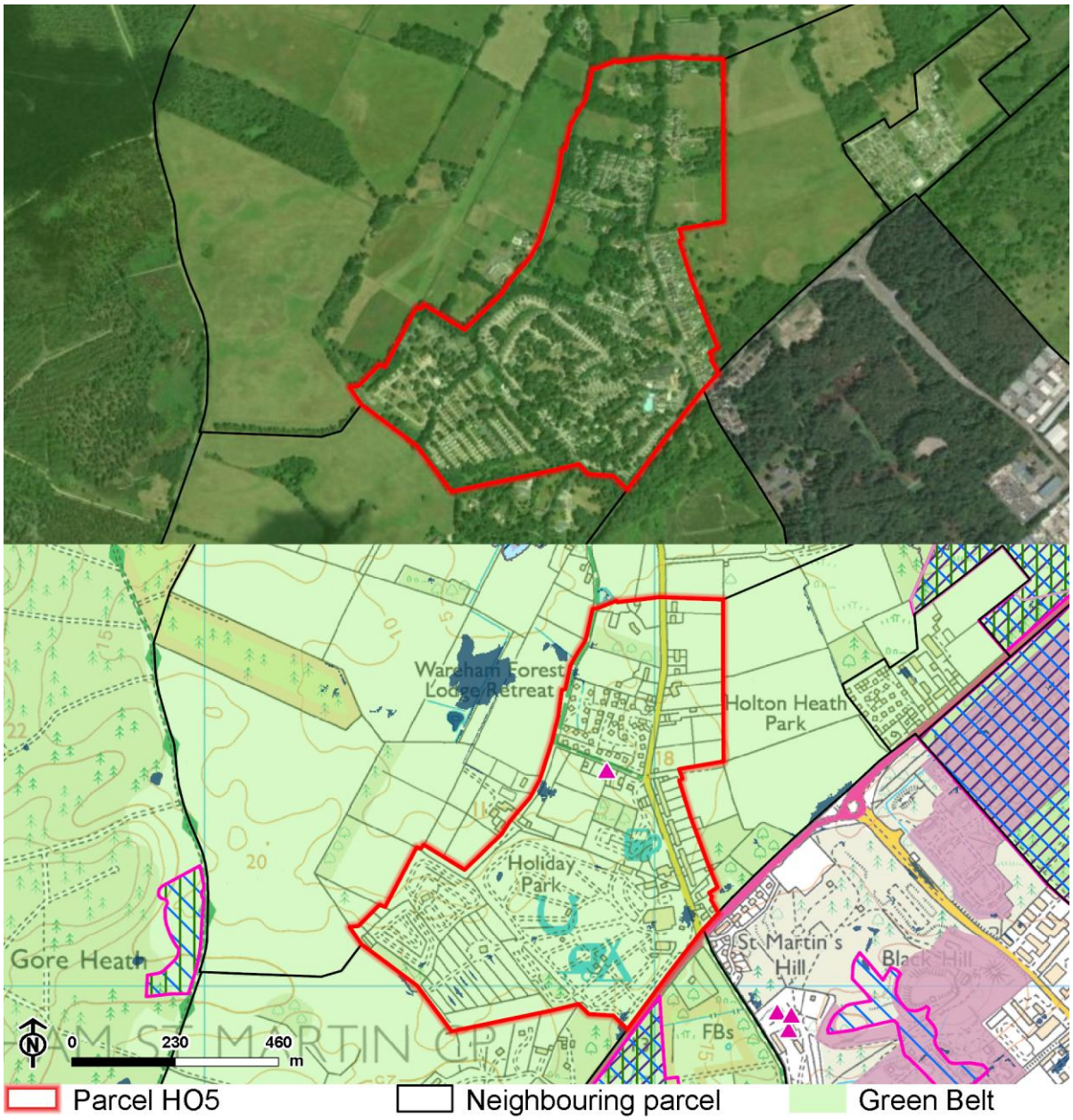
### Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

# Parcel HO5




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Lowland fens
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument

**Parcel HO5**

# Contribution of land in Parcel HO5

## Parcel HO5 Assessment Conclusions

| Purpose A | Purpose B | Purpose C | Purpose D | Purpose E | Grey Belt |
|---|---|---|---|---|---|
| Weak/No | Weak/No | Weak/No | Weak/No | Equal | Yes |

## Parcel HO5 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north west of the inset area at Holton Heath. Parcel size: 44ha.<br>There is a consistent, well-defined boundary between the settlement and the parcel. Mature lines of trees provide a well-defined boundary.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. Mature tree cover limits the perception of the urban area.<br>There is significant urbanising influence associated with development, land use and activity in the Green Belt. The south of the parcel is predominantly covered by the holiday park/park homes, whilst the north of the parcel has more open areas between development.<br>Natural features limit perception of the wider countryside. Mature trees surrounding the holiday park limit the perception of the wider countryside to the north. |

## Purpose A: Checking the unrestricted sprawl of large built-up areas:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. |
| What is the extent of urbanising development in the parcel? | N/A |
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Are there physical features in reasonable proximity that could restrict and contain development? | N/A |

**Parcel HO5**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | N/A |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford and Holton Heath, and features significant physical boundaries including Lytchett Bay |
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel does not contain any significant separating features, while elsewhere in the gap significant physical features such as the Wareham Channel, River Piddle and Lytchett Bay create strong separation between towns. The parcel forms a very small part of the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. |
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |

**Parcel HO5**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The surrounding tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |

## Purpose D: Preserving the setting and special character of historic towns:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

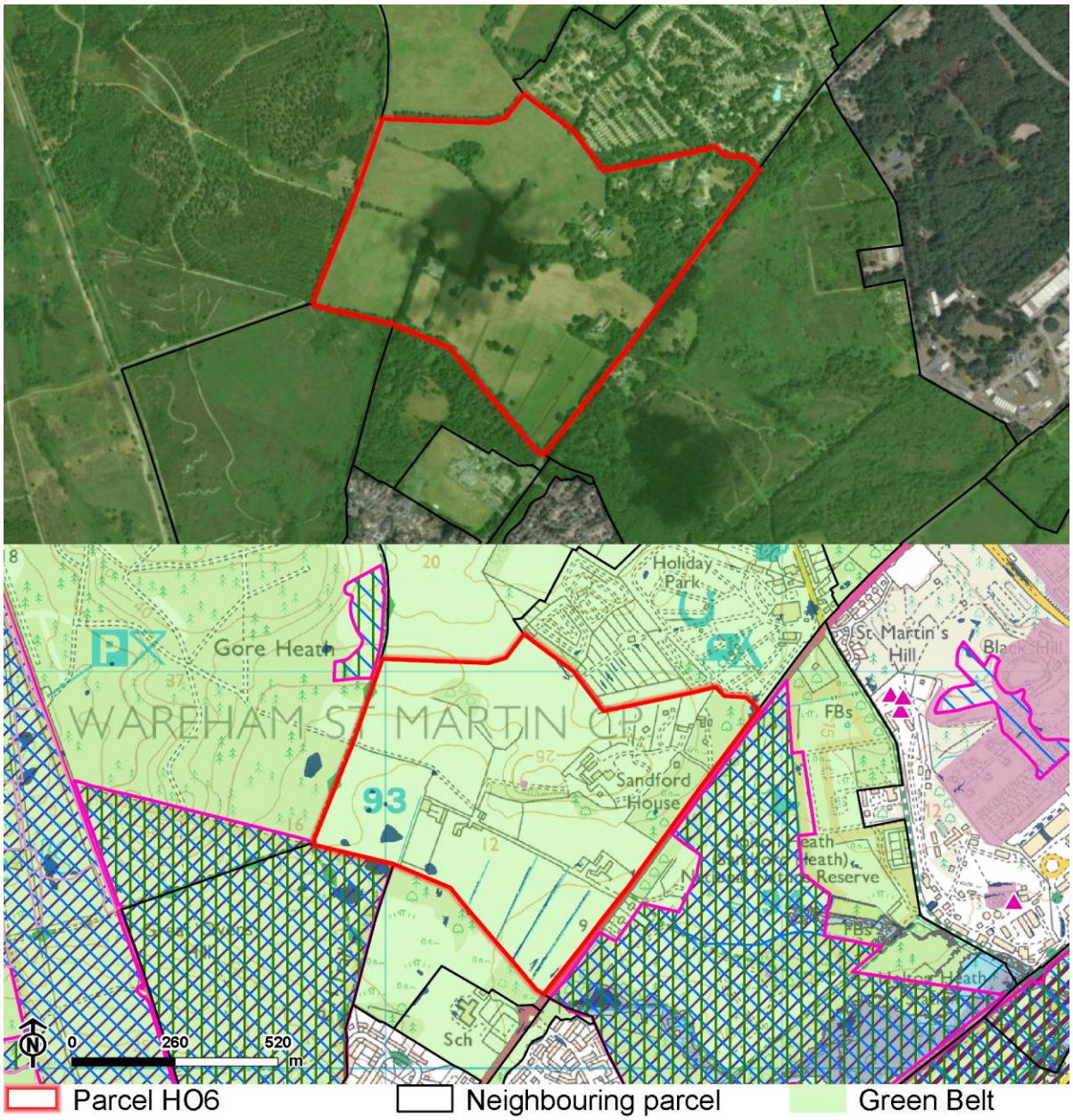
### Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

# Parcel HO6




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Lowland fens
- Peaty soil
- National Landscape
- Heritage Coast
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument

**Parcel HO6**

# Contribution of land in Parcel HO6

## Parcel HO6 Assessment Conclusions

| Purpose A | Purpose B | Purpose C | Purpose D | Purpose E | Grey Belt |
|---|---|---|---|---|---|
| Weak/No | Moderate | Strong | Weak/No | Equal | Yes |

## Parcel HO6 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north west of the inset area at Holton Heath. Parcel size: 53ha.<br>Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Mature mixed woodland forms a strong boundary feature.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. The blocks of mature woodland, mature lines of trees along the A351, and the distance from the settlement edge combine to limit the perception of the urban area.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. This area of Green Belt is predominantly agricultural fields with isolated detached houses and farmsteads.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The large-scale field pattern enables some open views to the north. |

## Purpose A: Checking the unrestricted sprawl of large built-up areas:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. |
| What is the extent of urbanising development in the parcel? | N/A |
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Are there physical features in reasonable proximity that could restrict and contain development? | N/A |

**Parcel HO6**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | N/A |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford and Holton Heath, and features significant physical boundaries including the Wareham Channel and River Piddle. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel does not contain any significant separating features, while elsewhere in the gap significant physical features such as the Wareham Channel, River Piddle and Lytchett Bay create strong separation between towns. The parcel forms a very small part of the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |

**Parcel HO6**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree lines clearly mark the parcel boundary to the west and east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C. |

## Purpose D: Preserving the setting and special character of historic towns:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

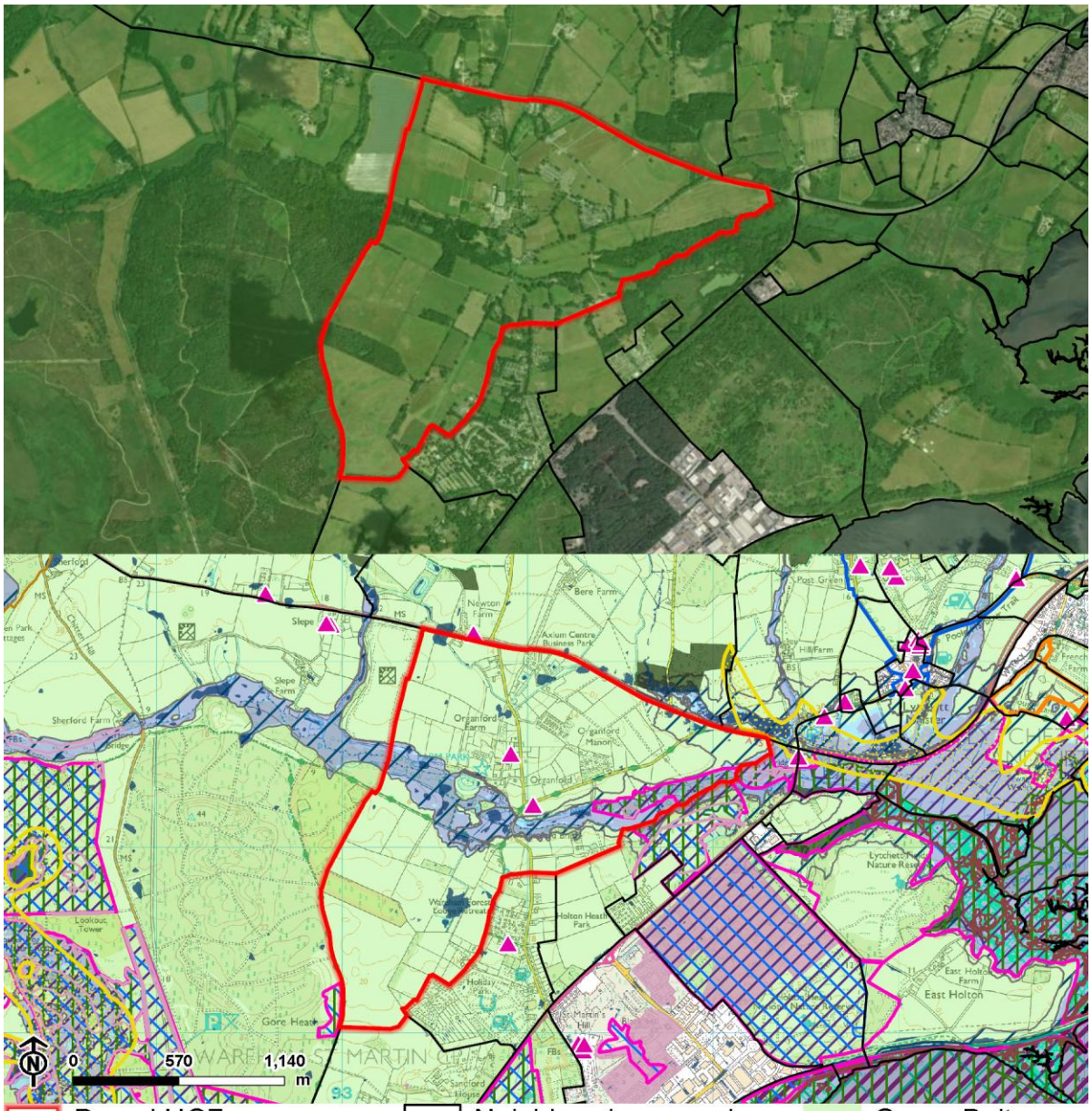
### Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

# Parcel HO7




**Potential development constraints**

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Coastal saltmarsh
- Peaty soil
- National Landscape
- Heritage Coast
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Coastal Change Management Area

**Parcel HO7**

# Contribution of land in Parcel HO7

## Parcel HO7 Assessment Conclusions

| Purpose A | Purpose B | Purpose C | Purpose D | Purpose E | Grey Belt |
|---|---|---|---|---|---|
| Weak/No | Weak/No | Strong | Weak/No | Equal | Yes |

## Parcel HO7 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north of the inset area at Holton Heath. Parcel size: 245ha.<br>There is a moderate boundary feature between the settlement and the parcel. There is a moderate boundary against Holton Heath defined by trees and hedgerow.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. Much of the parcel, particularly the northern end, lies at a lower elevation than Holton Heath, creating some sense of separation.<br>There is a weak perception of urban development outside of the parcel, with mature tree cover along the boundary reducing the visual connection.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. There are small clusters of housing and park home developments within the parcel, which do not have a significant urbanising effect.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. |

## Purpose A: Checking the unrestricted sprawl of large built-up areas:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. |
| What is the extent of urbanising development in the parcel? | N/A |
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Are there physical features in reasonable proximity that could restrict and contain development? | N/A |

**Parcel HO7**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | N/A |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. |
| What is the extent of urbanising development in the parcel? | N/A |
| Does the parcel form a substantial, small or very small part of the gap? | N/A |
| Would development result in loss of visual separation between towns? | N/A |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a mix of hedgerow, tree cover, and open outer boundaries. Development near the weaker boundary areas would increase the urbanising impact of development on adjacent open land. |

**Parcel HO7**

## Purpose D: Preserving the setting and special character of historic towns:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

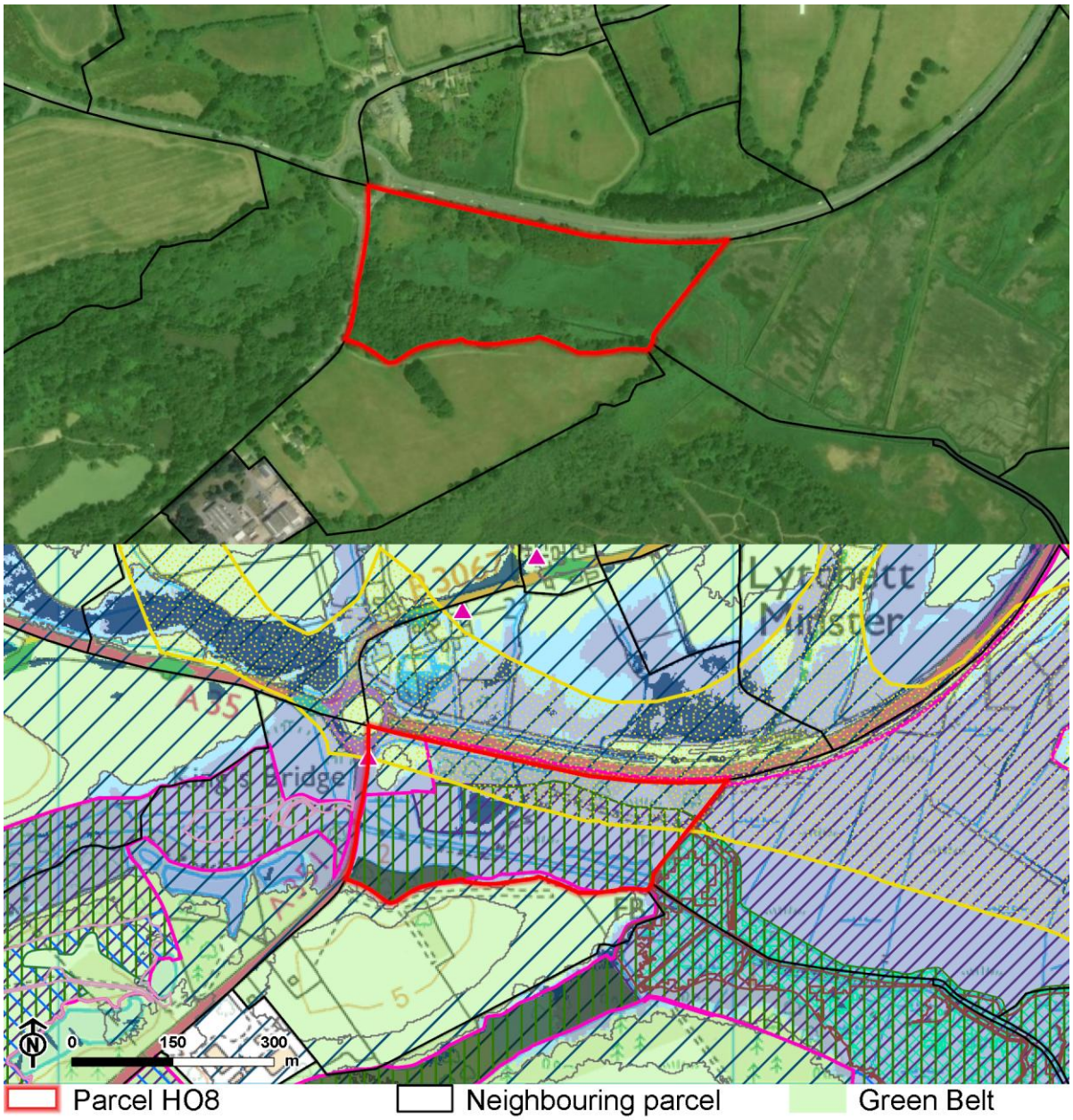
### Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

# Parcel HO8




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Coastal saltmarsh
- Peaty soil
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

**Parcel HO8**

# Contribution of land in Parcel HO8

## Parcel HO8 Assessment Conclusions

| Purpose A | Purpose B | Purpose C | Purpose D | Purpose E | Grey Belt |
|---|---|---|---|---|---|
| Weak/No | Moderate | Strong | Weak/No | Equal | Yes |

## Parcel HO8 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north-east of Romany Centre Business Park and to the south of the A35 dual carriageway. Parcel size: 9ha.<br>There is a consistent strong boundary feature between the settlement and the parcel. The A35 creates a strong boundary between the parcel and Lytchett Minster to the north.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. Wareham Road to the west and the A35 to the north partially enclose the parcel which have an urbanising influence.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is some perception of connectivity with the wider countryside to the south and east, limiting the impact of any existing urbanising influence. |

## Purpose A: Checking the unrestricted sprawl of large built-up areas:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. |
| What is the extent of urbanising development in the parcel? | N/A |
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Are there physical features in reasonable proximity that could restrict and contain development? | N/A |

**Parcel HO8**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | N/A |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and the Romany Centre Business Park and features significant physical boundaries, including the Sherford River, woodland tree cover, and Lychett Bay. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel contains the A35 along its northern boundary, and the Sherford River, while elsewhere in the gap, significant physical features such as additional mature blocks of woodland create a strong separation between towns. The parcel forms a small part of the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |

**Parcel HO8**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A35 clearly marks the parcel boundary to the north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C. |

## Purpose D: Preserving the setting and special character of historic towns:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

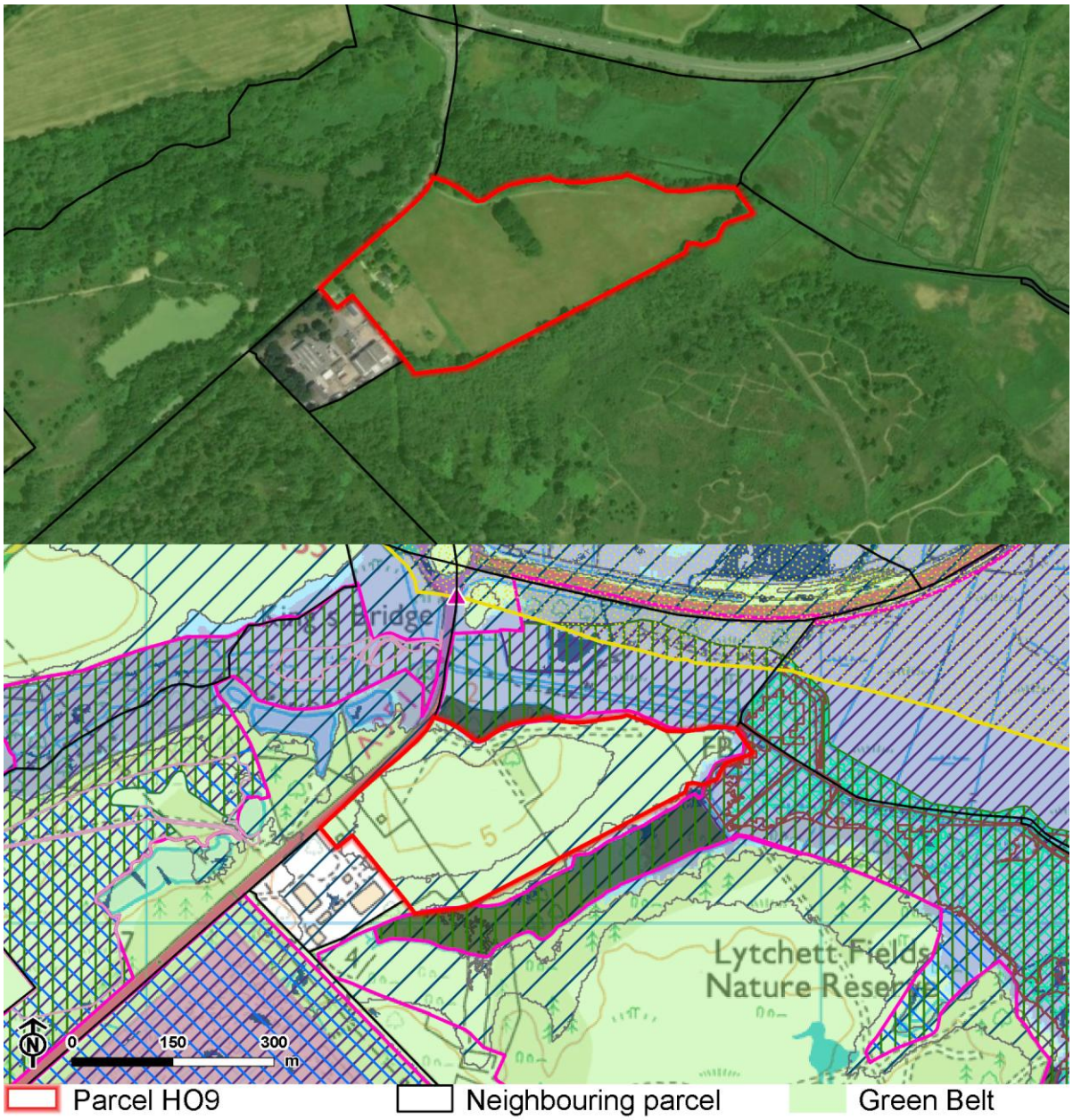
### Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

# Parcel HO9




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Coastal saltmarsh
- Peaty soil
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument

**Parcel HO9**

# Contribution of land in Parcel HO9

## Parcel HO9 Assessment Conclusions

| Purpose A | Purpose B | Purpose C | Purpose D | Purpose E | Grey Belt |
|---|---|---|---|---|---|
| Weak/No | Weak/No | Moderate | Weak/No | Equal | Yes |

## Parcel HO9 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north-east of Romany Centre Business Park. Parcel size: 10ha.<br>There is a consistent, permanent boundary feature extending a significant distance. Clipped hedgerows along the western boundary of the parcel create a weak, consistent feature between the parcel and the business park.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a strong perception of urban development outside of the parcel. The clipped hedgerows along the boundary with the urban edge enable direct views to the urban area.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use consists of large agricultural fields.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Mature lines of trees along the edge of the agricultural fields limit views to the wider countryside. |

## Purpose A: Checking the unrestricted sprawl of large built-up areas:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. |
| What is the extent of urbanising development in the parcel? | N/A |
| What is the extent of urbanising influence from outside the parcel? | N/A |
| Are there physical features in reasonable proximity that could restrict and contain development? | N/A |

**Parcel HO9**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | N/A |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and the Romany Centre Business Park and features significant physical boundaries, including the Sherford River, woodland tree cover, and Lychett Bay. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel contains mature trees along its boundary, while elsewhere in the gap, significant physical features such as additional mature blocks of woodland and Sherford River create a strong separation between towns. The parcel forms a small part of the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |

**Parcel HO9**

| Assessment Considerations | Assessment |
|---|---|
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel has mature tree boundaries to the east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C. |

## Purpose D: Preserving the setting and special character of historic towns:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

### Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.