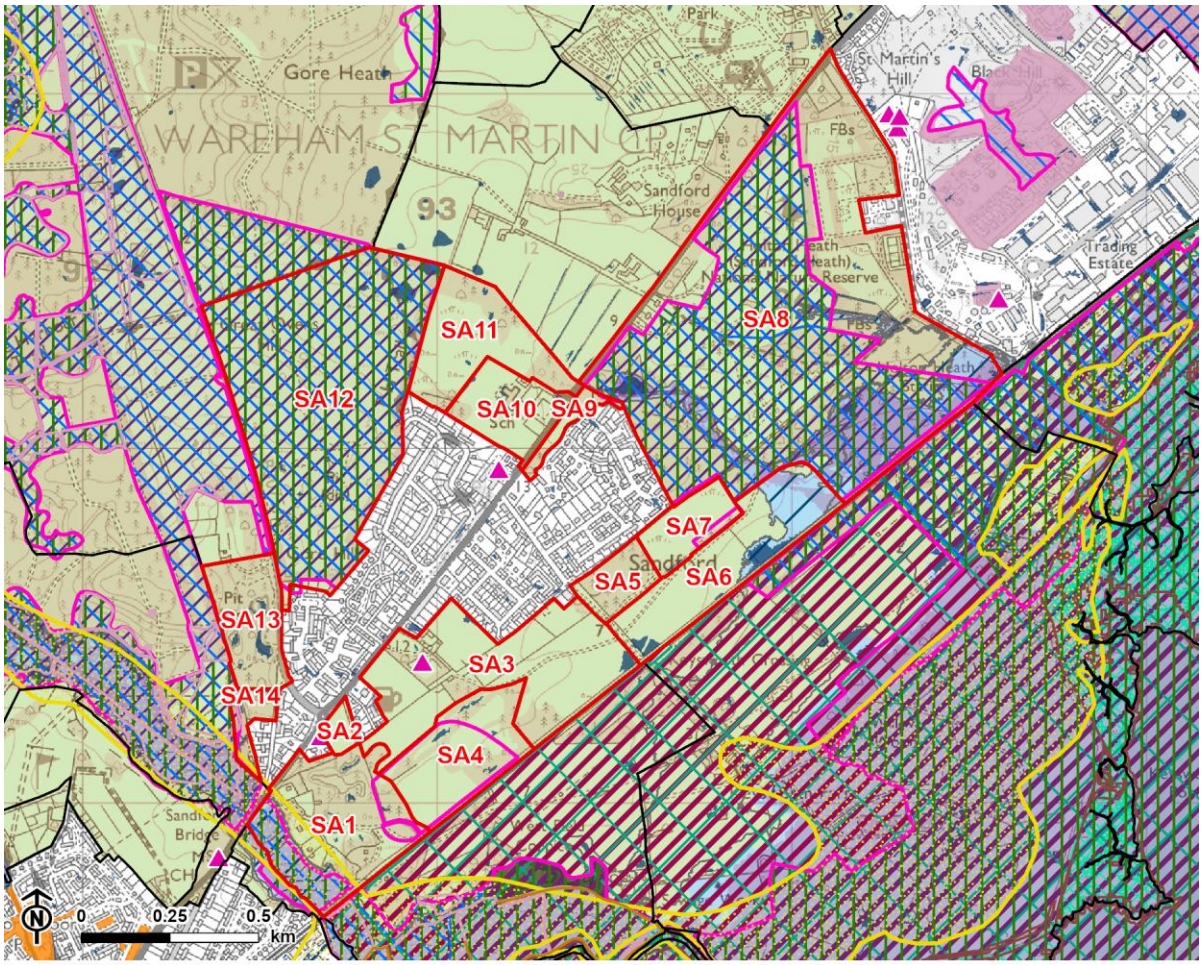
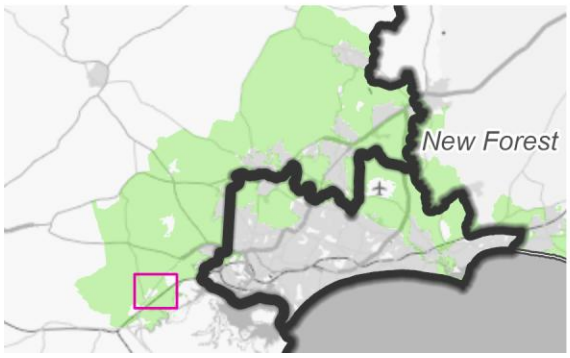
Sandford



- Sandford parcel
- Neighbouring parcel
- Dorset & BCP councils
- Neighbouring authority
- Green Belt

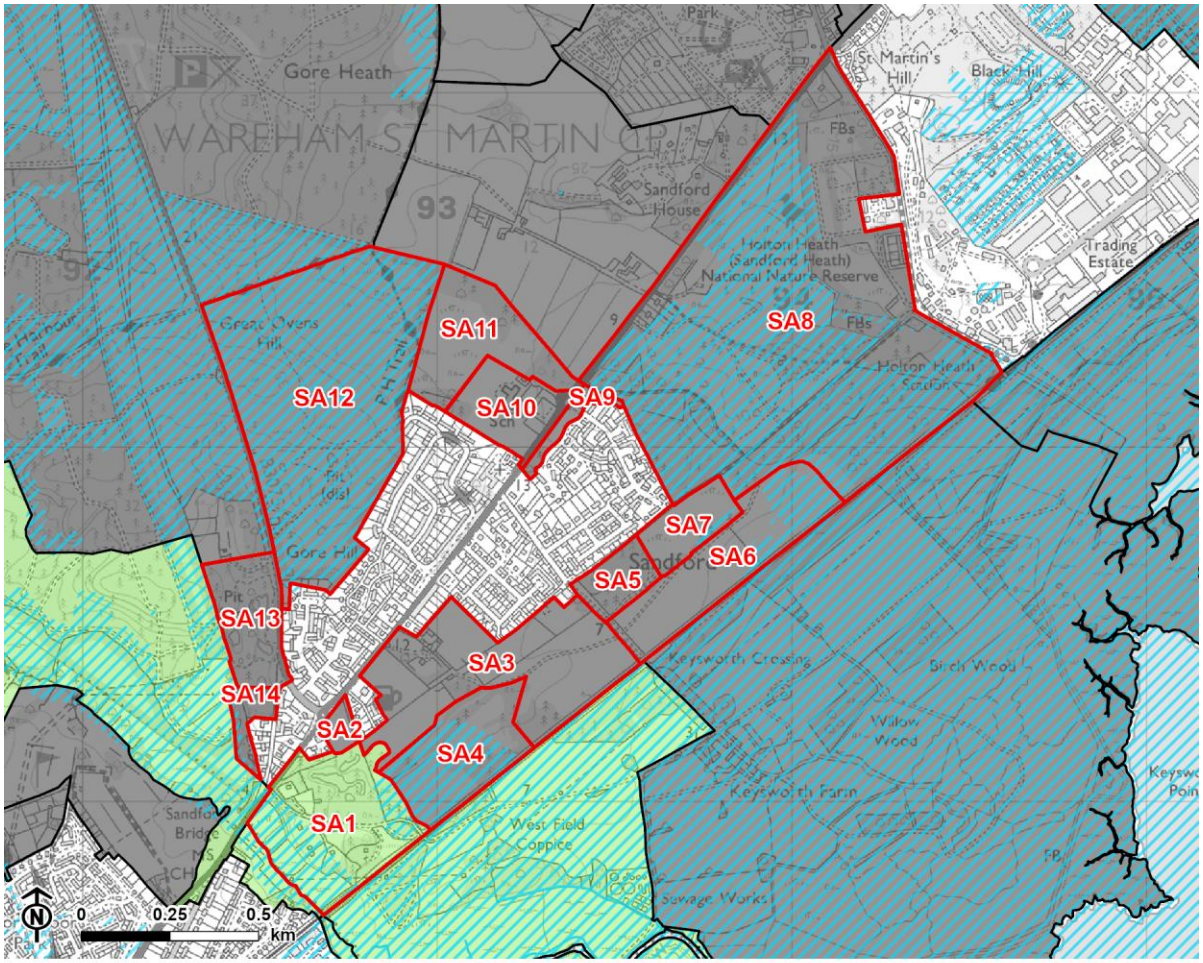
Potential development constraints

- Listed building
- Chalk river
- Peaty soil
- Site of Special Scientific Interest

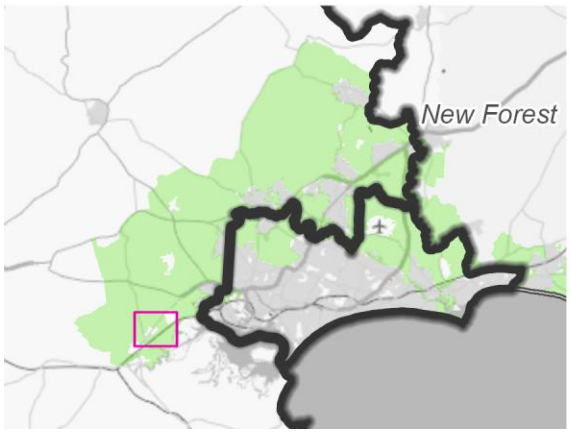


- Lowland fens
- Coastal saltmarsh
- Ramsar site
- Special Area of Conservation
- Special Protection Area
- Heritage Coast
- Saltmarsh
- National Landscape
- Local Green Space
- High risk of surface water flooding
- Scheduled monument
- Ancient woodland
- Flood zones plus climate change
- Flood zone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

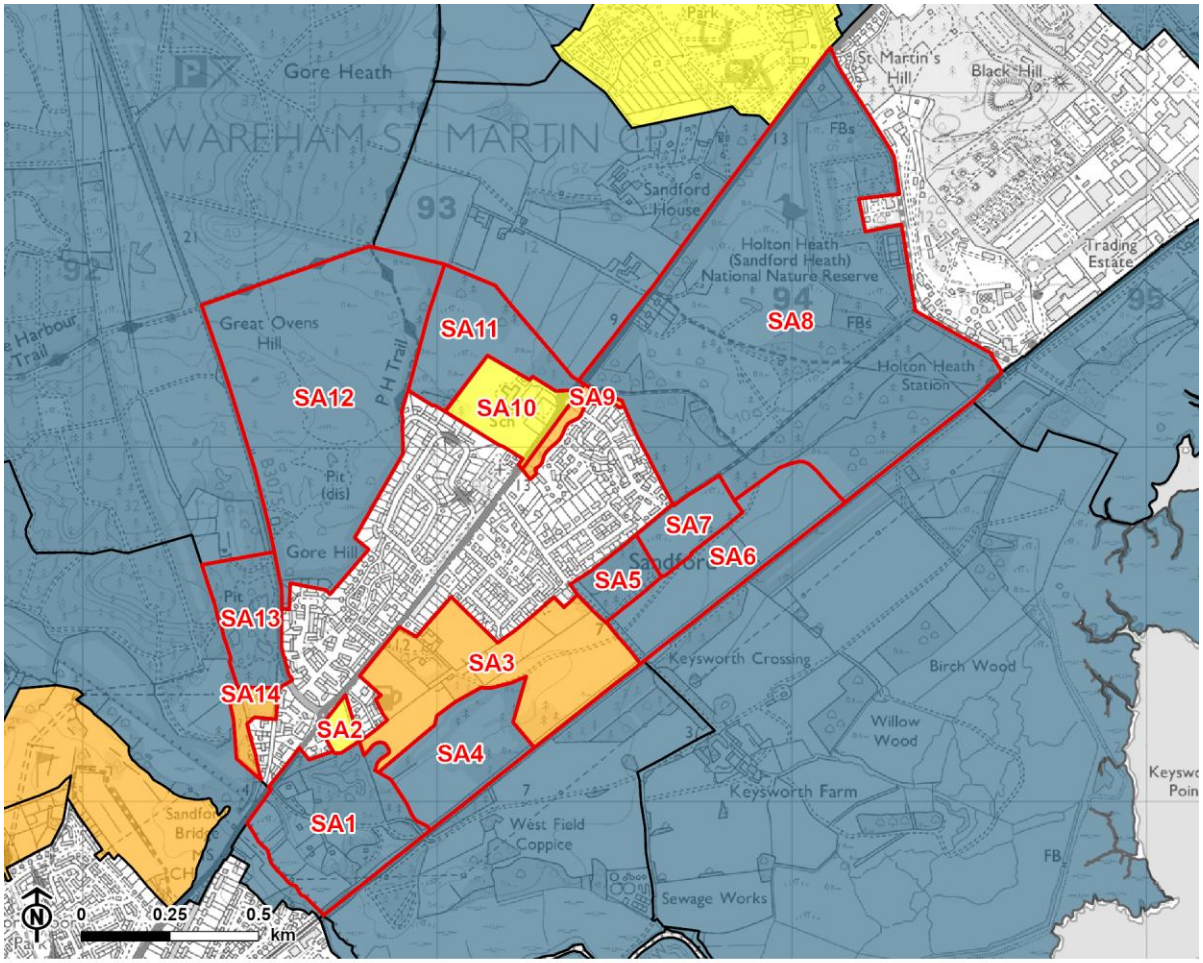
Sandford



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



Sandford



Sandford parcel

Neighbouring parcel

Dorset and BCP councils

Neighbouring authority

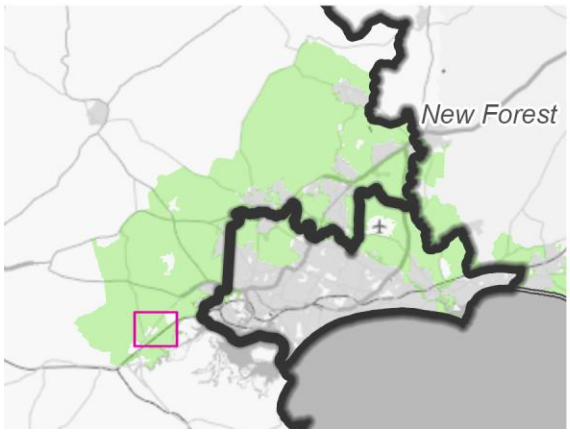
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

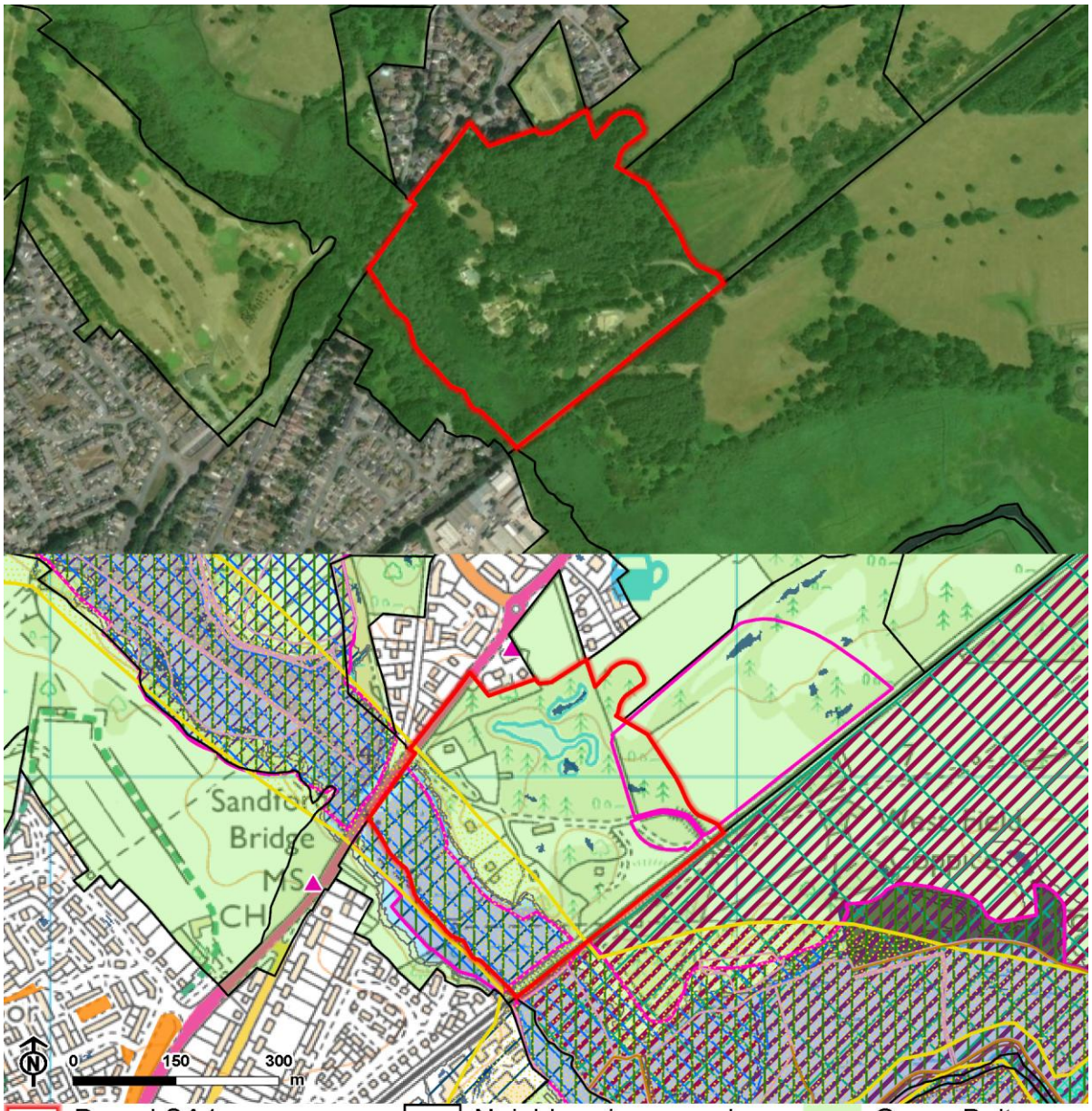
Strong

Moderate

Weak/no



Parcel SA1



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
- Local Green Space

Parcel SA1

Contribution of land in Parcel SA1

Parcel SA1 Assessment Conclusions

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

Parcel SA1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to south of Sandford. Parcel size: 14ha. Sandford Road and woodland tree cover provide a strong boundary between the parcel and Sandford. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel, due to the strong inner boundary. The parcel is predominantly free from urbanising development. There are several properties within the parcel. Natural features limit perception of the wider countryside. The woodland limits views out of the parcel.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Wareham is a town and so is defined as a large built-up area. Sandford has a strong enough relationship with Wareham for development to the south of it to be associated with the large built-up area.
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.

Parcel SA1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland tree cover, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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 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 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.

Parcel SA1

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 not significantly increase the urbanising influence on adjacent open land. The railway line to the south, and woodland surrounding the parcel, 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. Although Wareham is a historic town, land here does not contribute to its historic setting or special character.
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

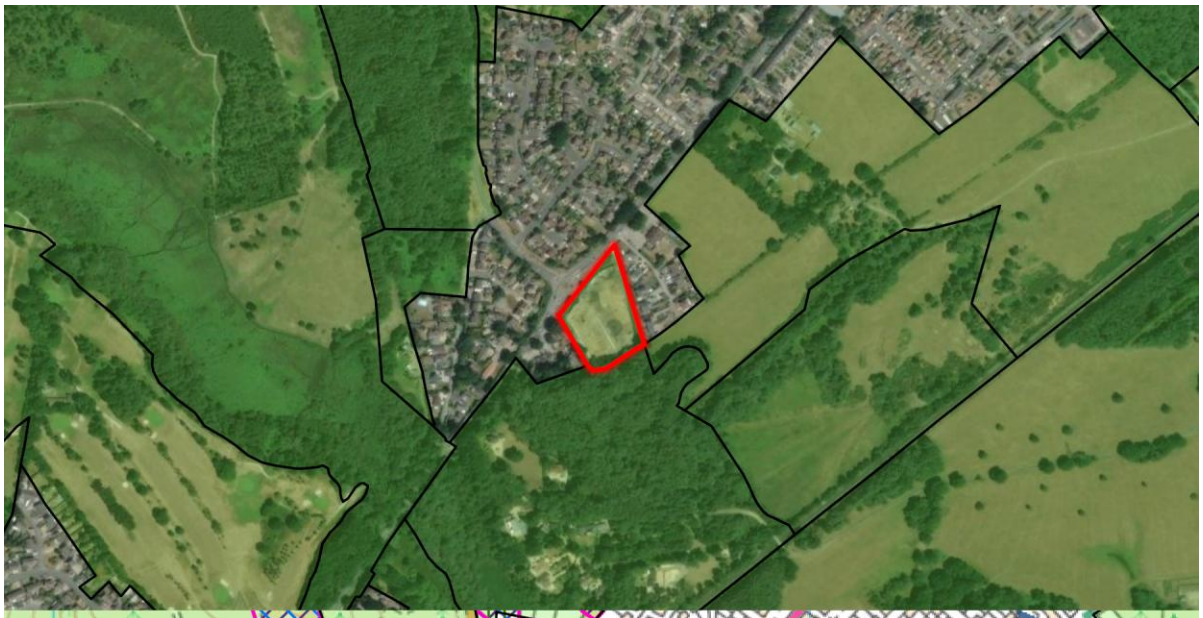
All Green Belt land plays an equal role in relation to this purpose.

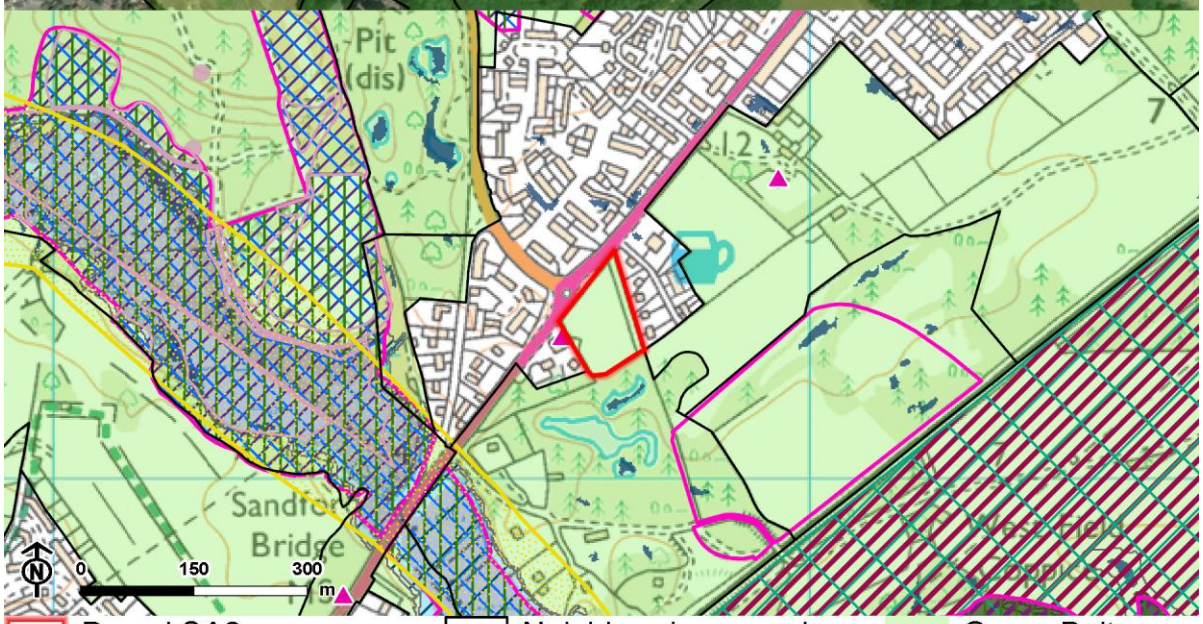
Parcel SA1

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel SA2





Parcel SA2 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- 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 SA2

Contribution of land in Parcel SA2

Parcel SA2 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 SA2 Description

Parcel Location, Land Uses and Boundaries
This parcel is located to the south of Wareham. Parcel size: 1ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The supermarket and car park area have a significant urbanising effect on this parcel. Urbanising development limits 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Wareham is a town and so is defined as a large built-up area. Sandford has a strong enough relationship with Wareham for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Parcel SA2

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 robust gap between towns. The gap between Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also features significant physical boundaries including the Wareham Channel, River Piddle and 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 lie in the gap between towns.
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:

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

Parcel SA2

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:

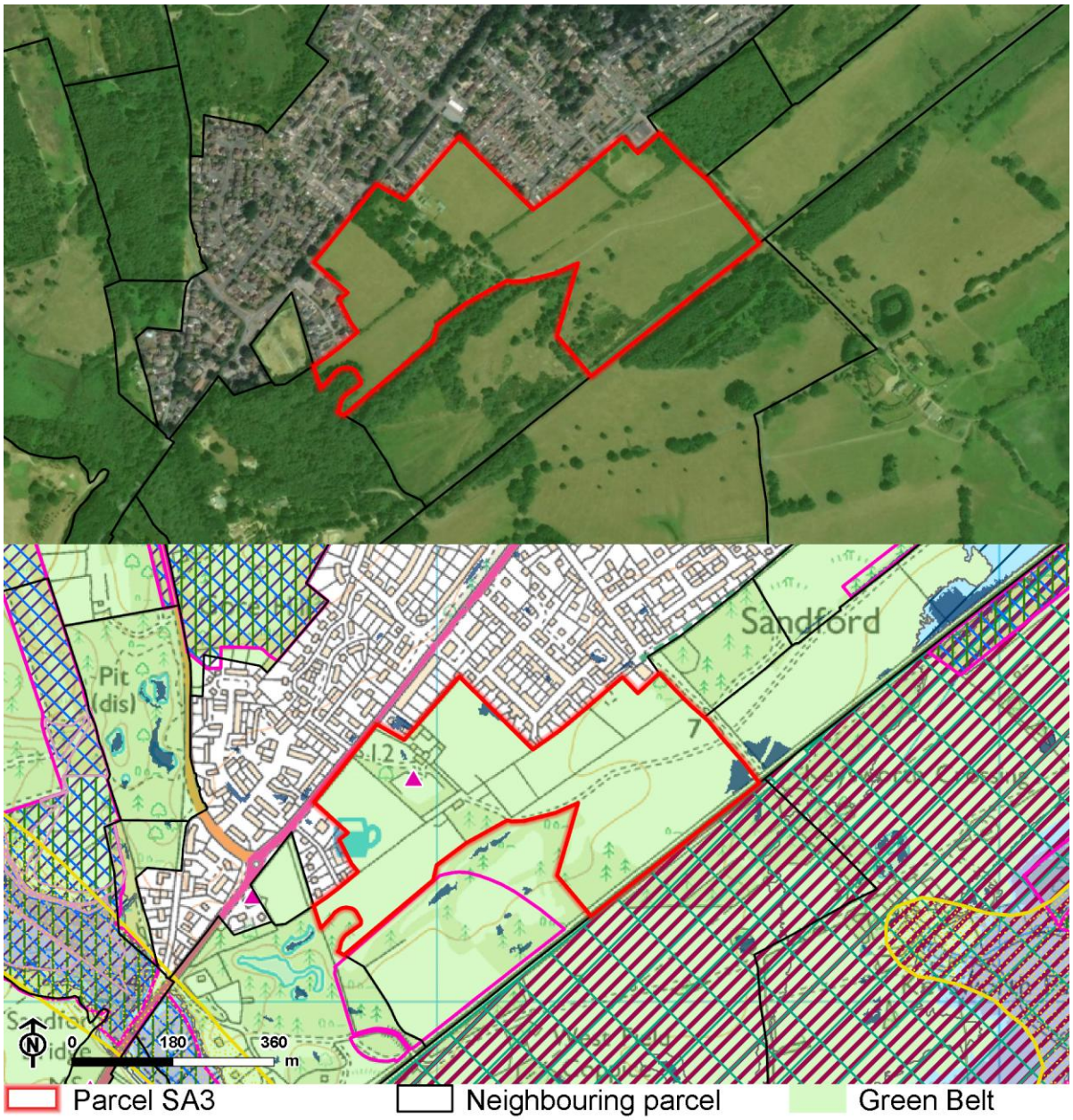
Equal contribution

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 SA3



Potential development constraints

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- 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

Contribution of land in Parcel SA3

Parcel SA3 Assessment Conclusions

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

Parcel SA3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located along the south east of Sandford. Parcel size: 19ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel due to the proximity of existing development and the lack of boundary features. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is primarily grassland and woodland. Natural features limit perception of the wider countryside. Trees around the parcel edge 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. Although Sandford is near to Wareham, the strength of separation between the two areas created by the woodland tree cover at Sandford Bridge is such that development around Sanford would not be perceived as visually or physically related to Wareham.
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 SA3

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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 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 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:

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.

Parcel SA3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Most of the outer boundaries of the parcel comprise mature woodland, which would limit the impact of development in the parcel 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:

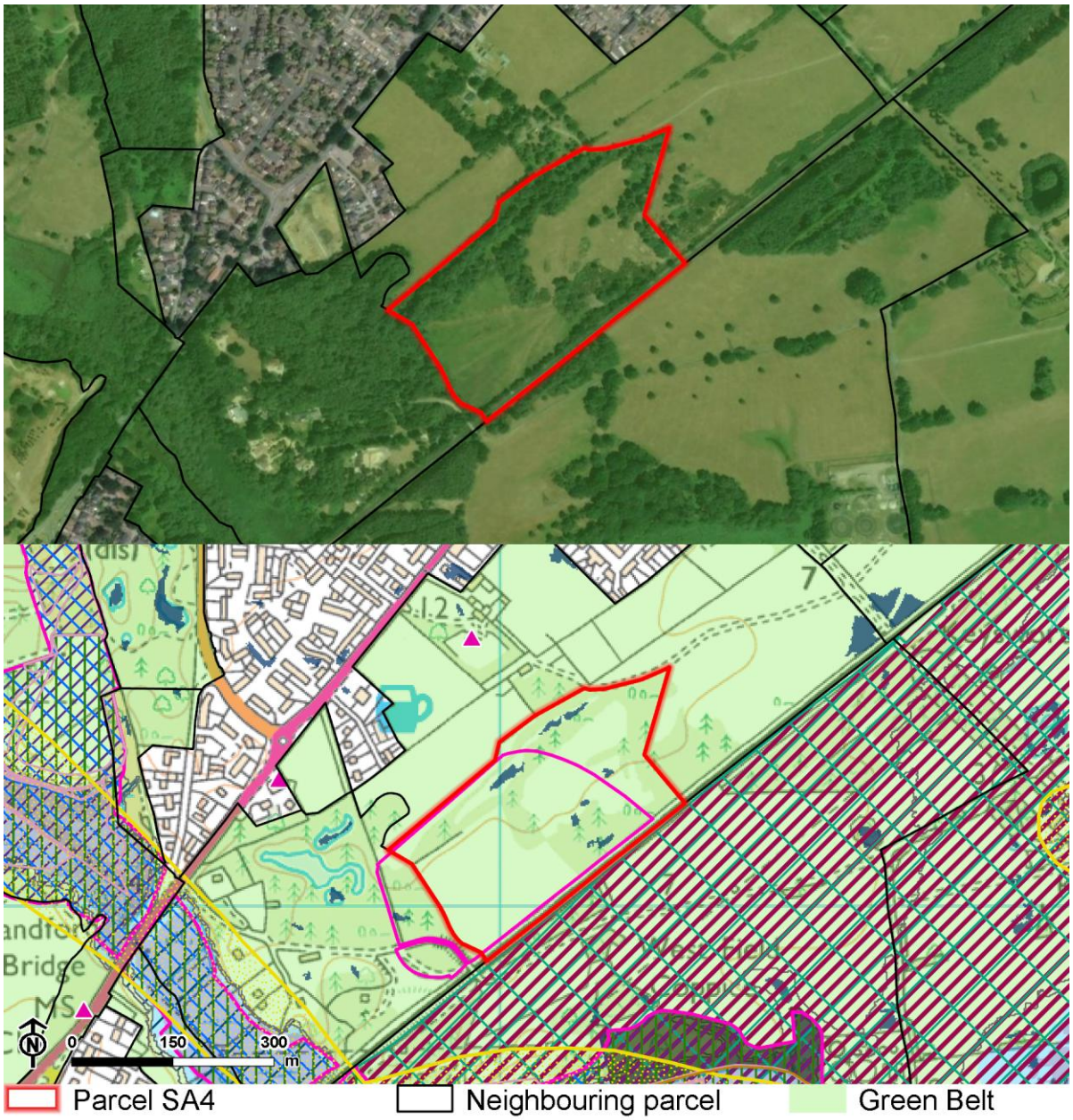
Equal contribution

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 SA4



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
- Peaty soil
- National Landscape
- Heritage Coast
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Contribution of land in Parcel SA4

Parcel SA4 Assessment Conclusions

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

Parcel SA4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south of Sandford. Parcel size: 9ha. There is a strong boundary feature between the settlement and the parcel. Several rows of trees are located along the parcel boundary to the north forming a boundary between the parcel and Sandford. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance and the strong boundary features limit the perception of urban development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is a mixture of grassland and woodland. Tree cover boundaries 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. Although Sandford is near to Wareham, the strength of separation between the two areas created by the woodland tree cover at Sandford Bridge is such that development around Sanford would not be perceived as visually or physically related to Wareham.
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 SA4

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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 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 SA4

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 railway clearly marks the parcel boundary to the south. 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:

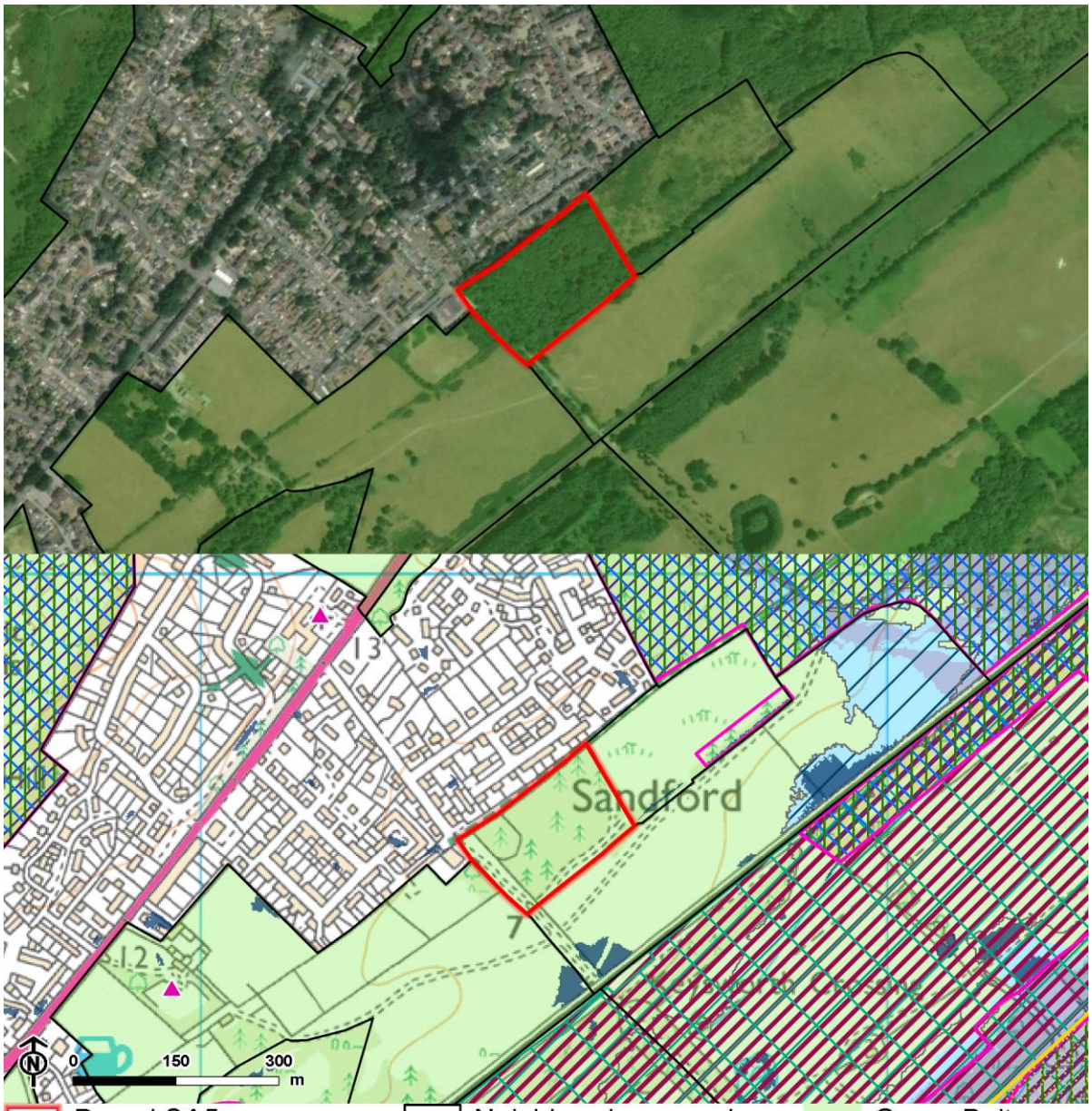
Equal contribution

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 SA5



Parcel SA5 | Neighbouring parcel | Green Belt

Potential development constraints

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

Contribution of land in Parcel SA5

Parcel SA5 Assessment Conclusions

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

Parcel SA5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south eastern side of Sandford. Parcel size: 3ha. There is a consistent strong boundary feature between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. 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. Although Sandford is near to Wareham, the strength of separation between the two areas created by the woodland tree cover at Sandford Bridge is such that development around Sanford would not be perceived as visually or physically related to Wareham.
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 SA5

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 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 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 SA5

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 woodland clearly marks the parcel boundary on all sides. 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:

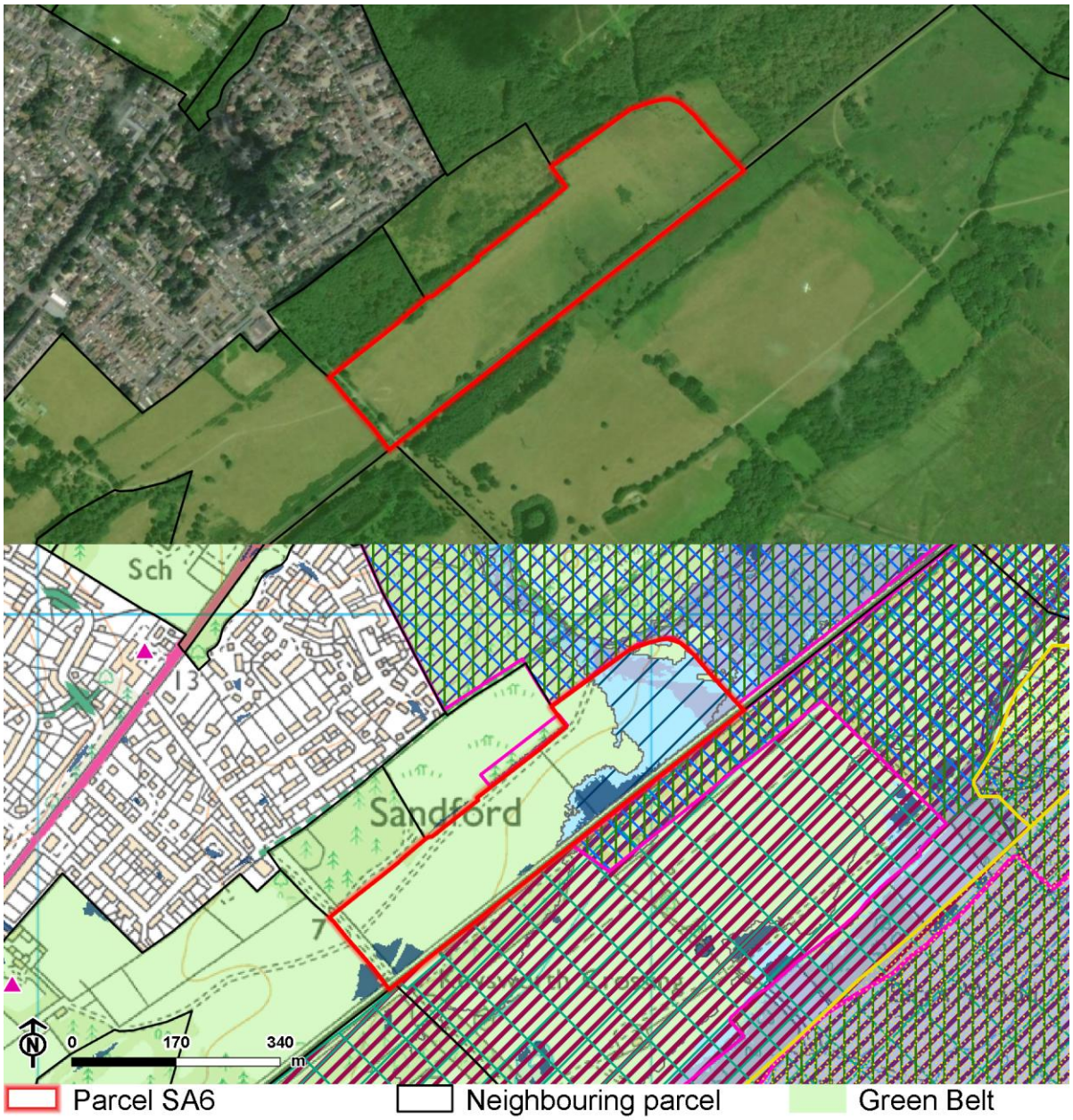
Equal contribution

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 SA6



Potential development constraints

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

Parcel SA6

Contribution of land in Parcel SA6

Parcel SA6 Assessment Conclusions

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

Parcel SA6 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south east of Sandford. Parcel size: 12ha. Tree cover in the gap creates a moderate boundary feature between Sandford and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. 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. Although Sandford is near to Wareham, the strength of separation between the two areas created by the woodland tree cover at Sandford Bridge is such that development around Sanford would not be perceived as visually or physically related to Wareham.
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 SA6

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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 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.
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 SA6

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 railway clearly marks the parcel boundary to the south. 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:

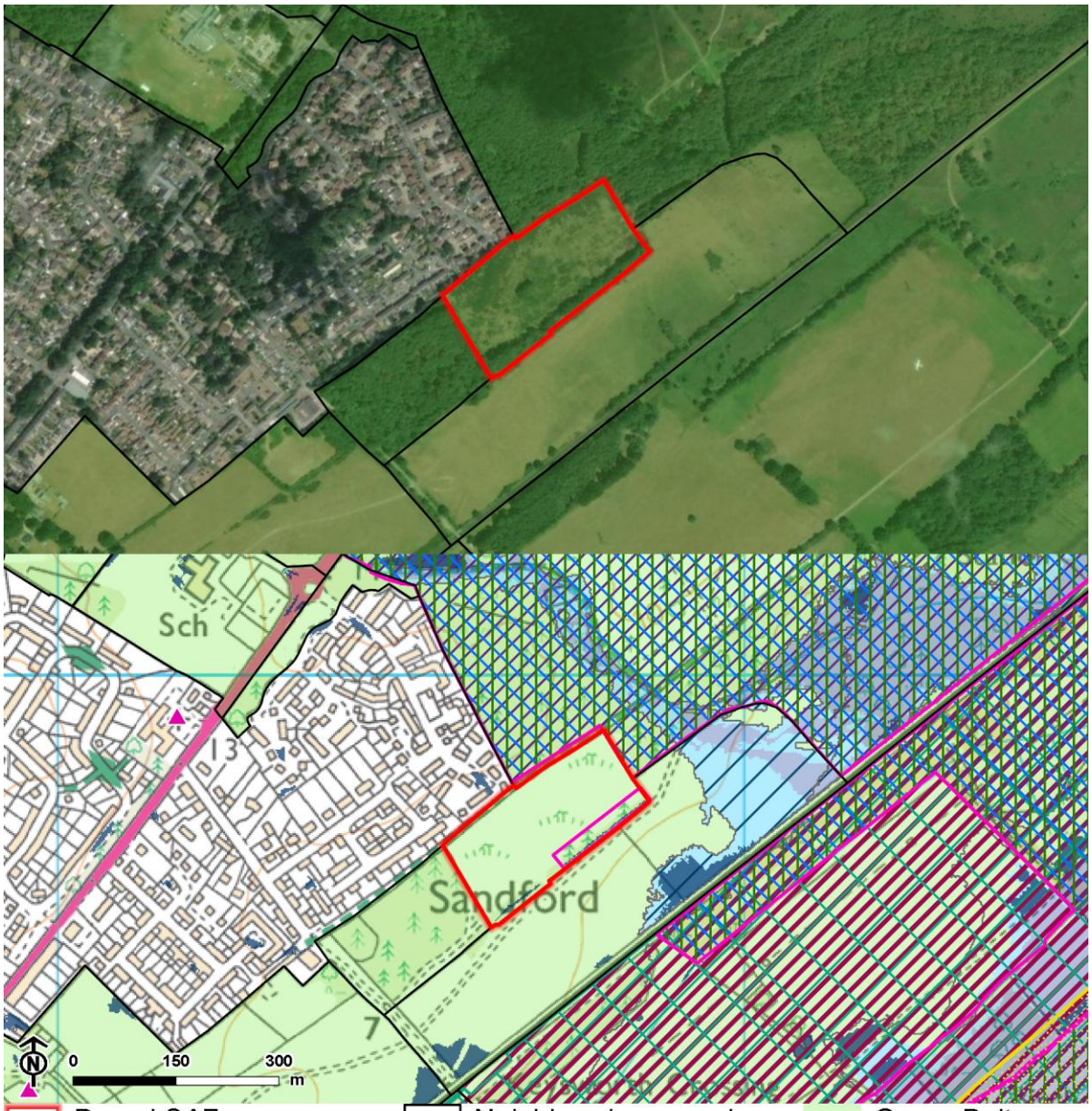
Equal contribution

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 SA7



Potential development constraints

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

Contribution of land in Parcel SA7

Parcel SA7 Assessment Conclusions

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

Parcel SA7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-east of Sandford. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Tree line limits views of wider countryside but does feature some breaks in cover.

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. Although Sandford is near to Wareham, the strength of separation between the two areas created by the woodland tree cover at Sandford Bridge is such that development around Sanford would not be perceived as visually or physically related to Wareham.
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 SA7

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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 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 predominantly free from urbanising development.

Parcel SA7

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of 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 a tree line boundary, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land to the south.

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:

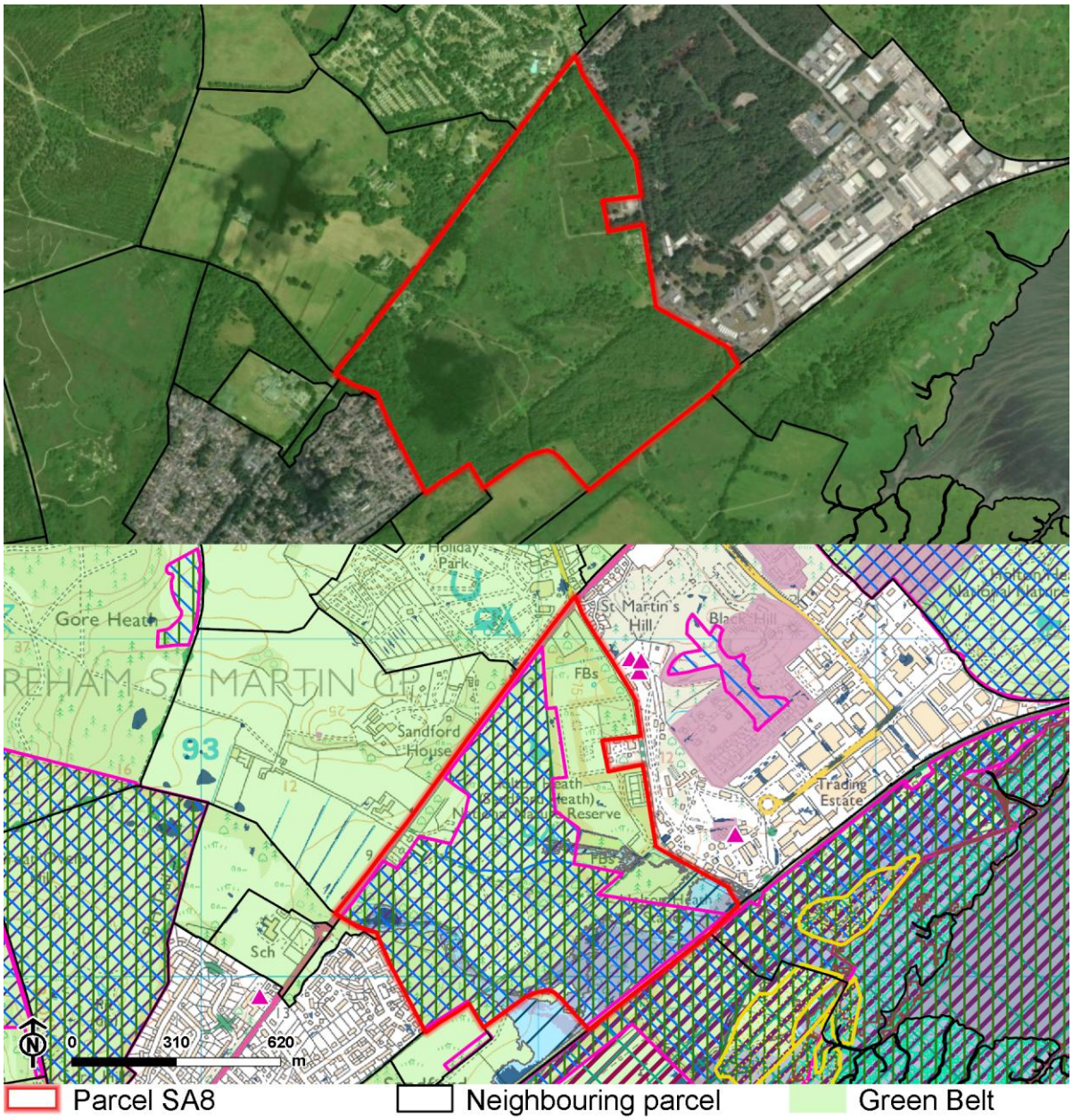
Equal contribution

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 SA8



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 SA8

Contribution of land in Parcel SA8

Parcel SA8 Assessment Conclusions

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

Parcel SA8 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-east of Sandford and to the south of Holton Heath. Parcel size: 76ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Blocks of woodland form a strong boundary between the parcel and Sandford to the south west. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Mature trees limit the perception of the wider countryside. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Much of the parcel is located within a Special Area of Conservation. There are several terraced dwellings to the east of the parcel, which do not result in a significant urbanising influence. Natural features limit perception of the wider countryside. Despite the landform rising slightly to the north, mature blocks of woodland 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 SA8

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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. There are no significant separating features within the parcel. Strong physical boundary features, including the Wareham Channel, Lytchett Bay and the River Piddle lie elsewhere in the gap between Wareham and Upton.
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 SA8

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. Woodland blocks and rows of trees clearly mark the parcel boundaries. 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:

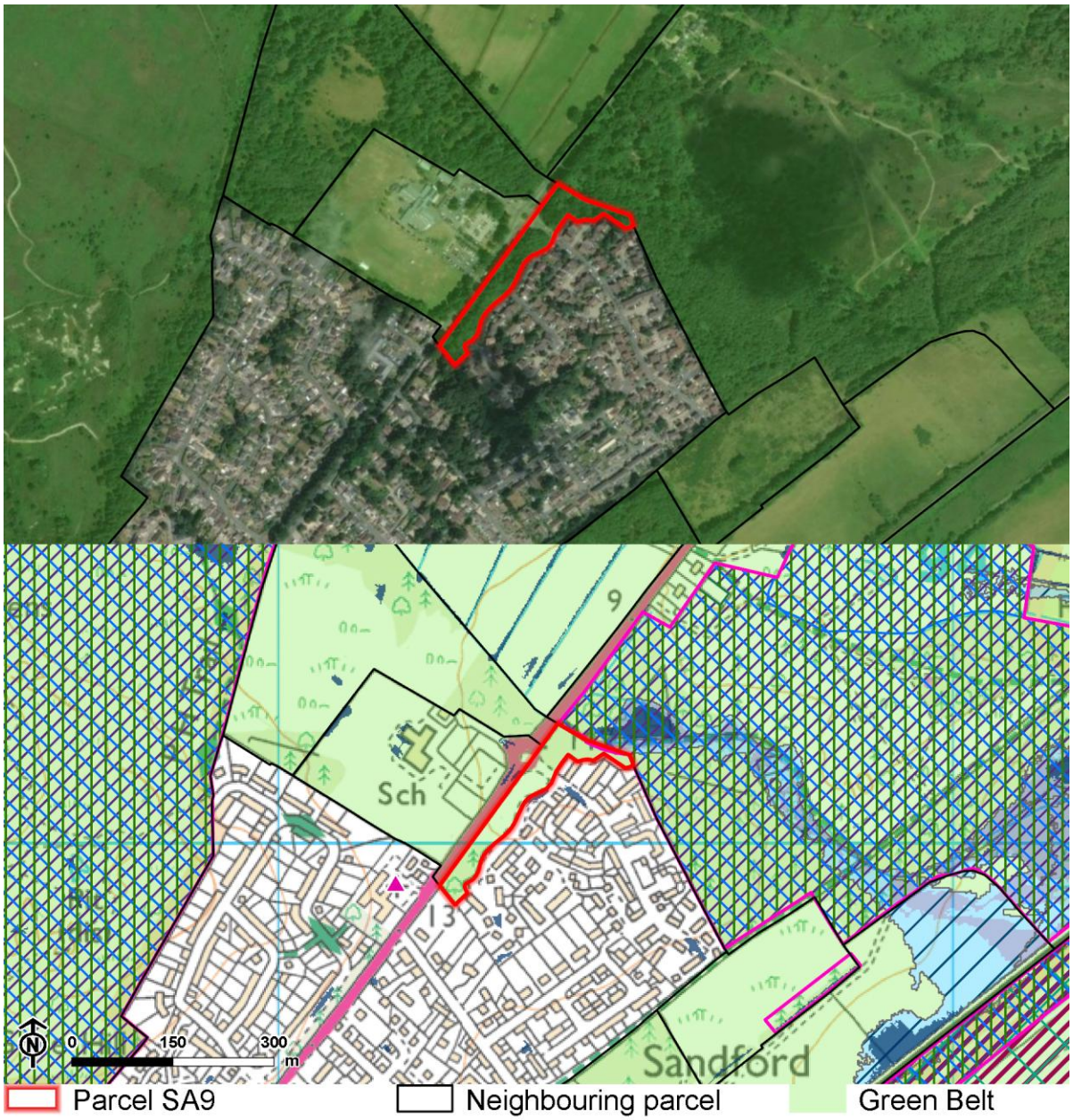
Equal contribution

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 SA9



Potential development constraints

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

Parcel SA9

Contribution of land in Parcel SA9

Parcel SA9 Assessment Conclusions

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

Parcel SA9 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Sandford. Parcel size: 1ha.
There is a consistent, well-defined boundary between the settlement and the parcel. Mature trees associated with a mixed woodland block create a consistent boundary feature along the settlement edge.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. The adjacent urban development along Cedar Drive has some influence on the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. This area of Green Belt consists of a block of mixed woodland.
Natural features limit perception of the wider countryside. Mature woodland and the adjacent urban edge limit the perception of the surrounding countryside.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Wareham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Wareham for development here to be associated with 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 SA9

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Tree cover and Sandford Road form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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 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 negligible impact on visual separation between towns.

Parcel SA9

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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

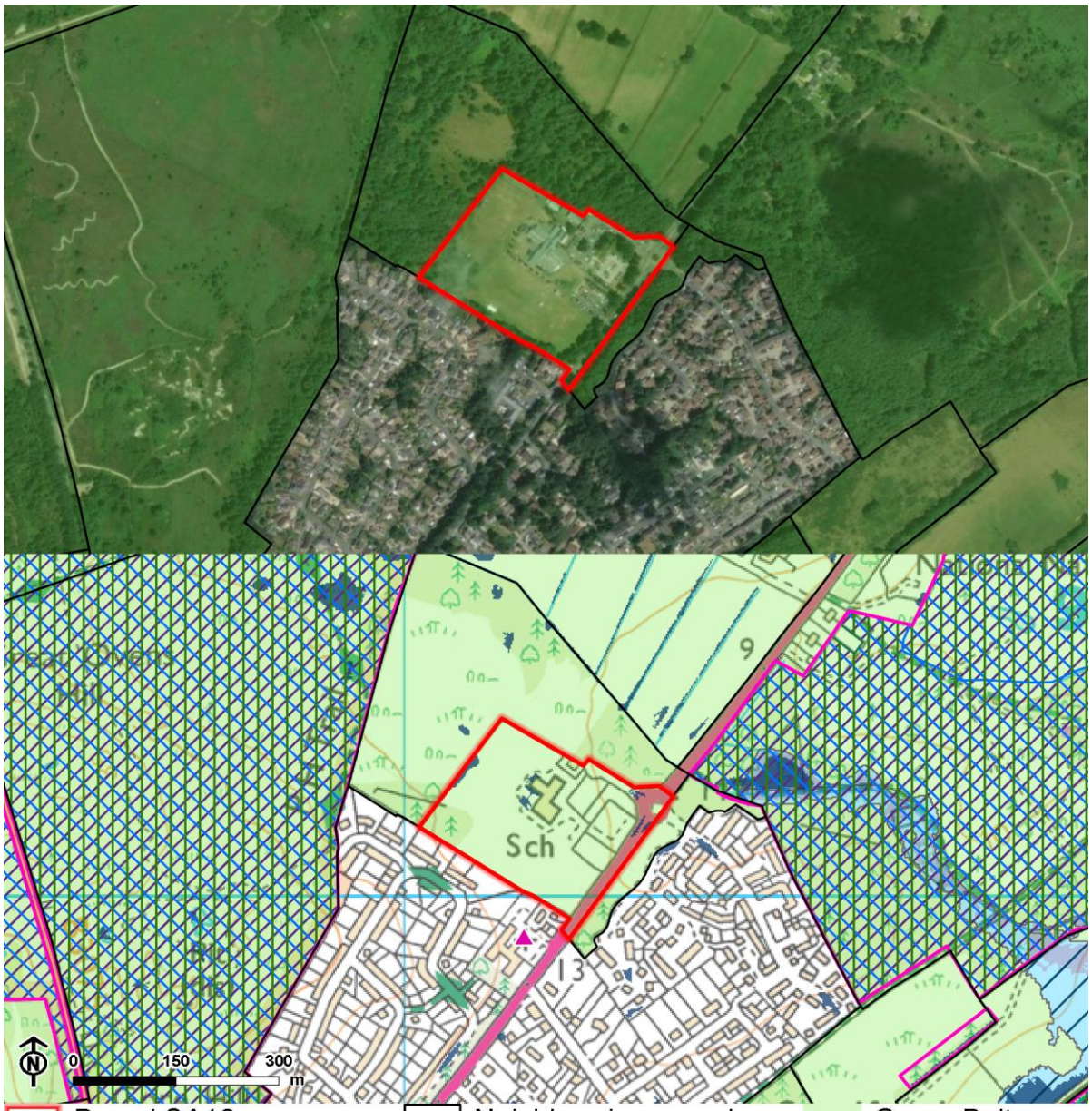
All Green Belt land plays an equal role in relation to this purpose.

Parcel SA9

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 SA10



Potential development constraints

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

Parcel SA10

Contribution of land in Parcel SA10

Parcel SA10 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 SA10 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Sandford. The parcel contains Sandford St. Martin's School. Parcel size: 6ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Rear garden fences and mature lines of trees along the settlement edge create a consistent boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. A small gap within the mature tree line allows views towards the urban edge. There is significant urbanising influence associated with development, land use and activity in the Green Belt. The school buildings, playing fields and a car park are located in this part of the Green Belt. Natural features limit perception of the wider countryside. Surrounding blocks of woodland limits 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. Although Sandford is near to Wareham, the strength of separation between the two areas created by the woodland tree cover at Sandford Bridge is such that development around Sanford would not be perceived as visually or physically related to Wareham.
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

Parcel SA10

Assessment Considerations	Assessment
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

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also features significant physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay.
What is the extent of urbanising development in the parcel?	There is some 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 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:

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.

Parcel SA10

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of 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 woodland belt surrounding the parcel 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:

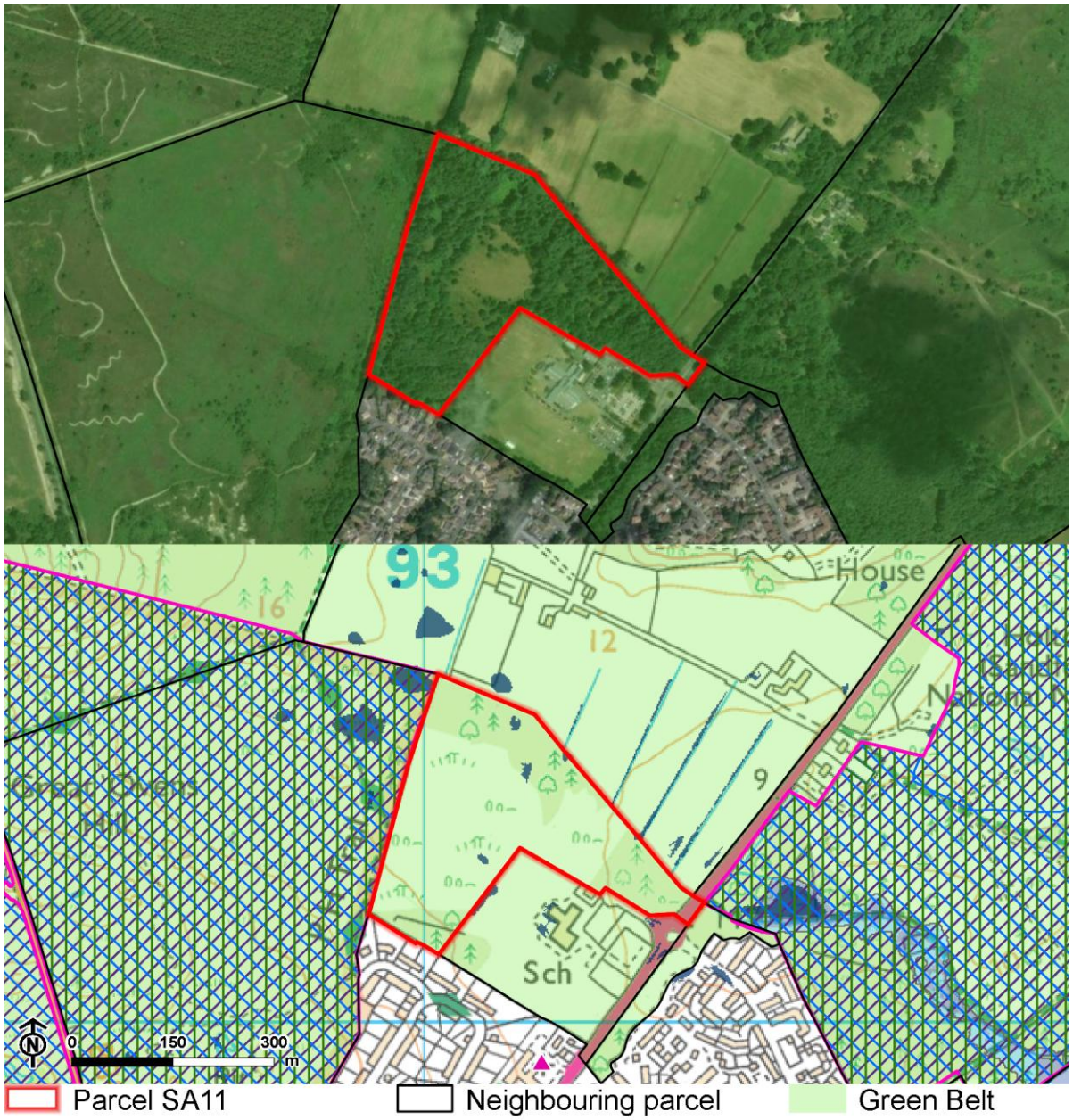
Equal contribution

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 SA11



Potential development constraints

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

Contribution of land in Parcel SA11

Parcel SA11 Assessment Conclusions

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

Parcel SA11 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Sandford. Parcel size: 9ha. There is a strong boundary feature between the settlement and the parcel. Mature mixed woodland forms a strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. This area of Green Belt consists of a mixed woodland block. Natural features limit perception of the wider countryside. Mature woodland limits the perception of the surrounding 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. Although Sandford is near to Wareham, the strength of separation between the two areas created by the woodland tree cover at Sandford Bridge is such that development around Sanford would not be perceived as visually or physically related to Wareham.
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 SA11

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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 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 predominantly free from urbanising development.

Parcel SA11

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 parcel's strong inner boundary ensures it has a strong relationship with the wider countryside. Woodland 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:

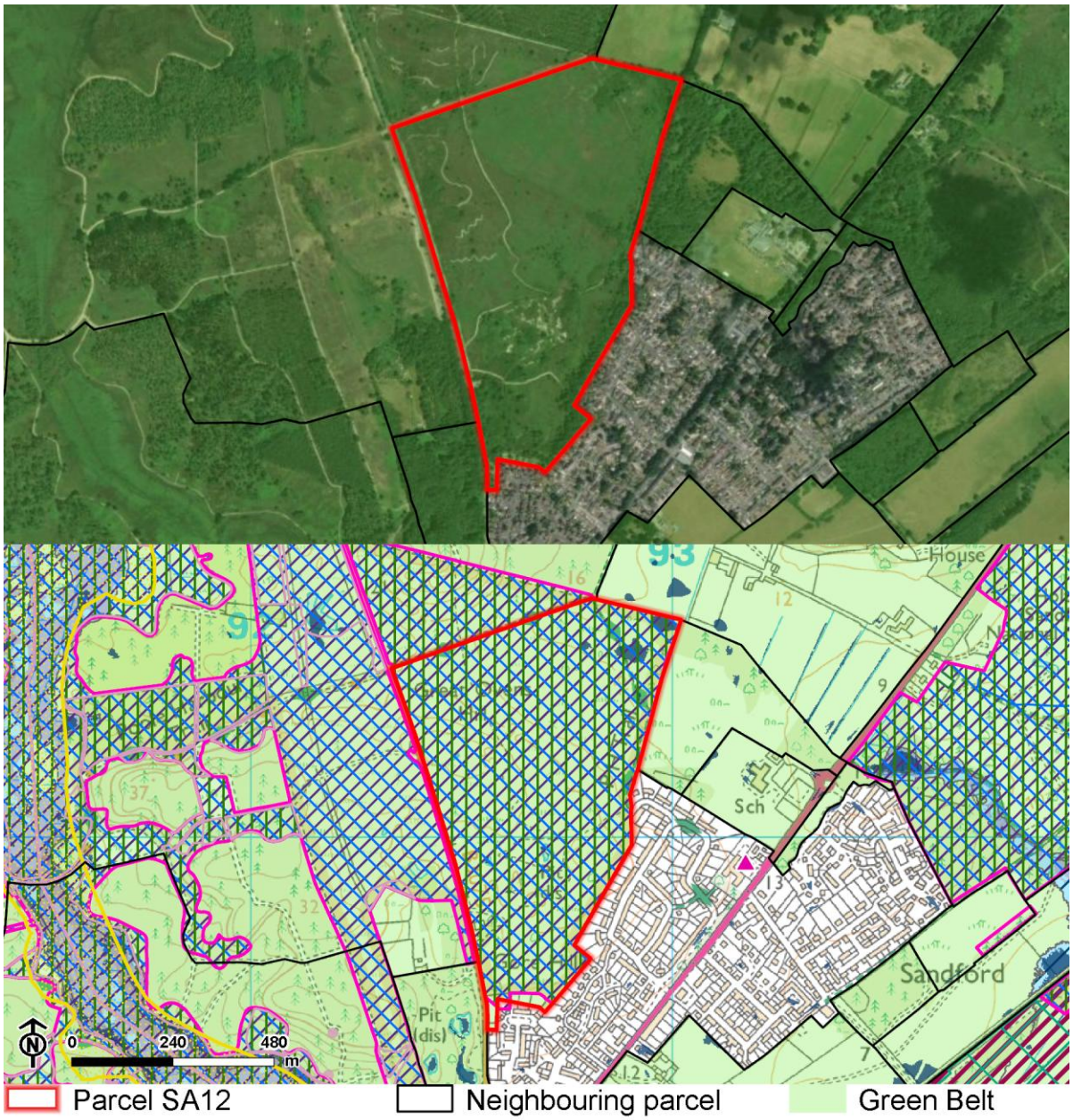
Equal contribution

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 SA12



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 SA12

Contribution of land in Parcel SA12

Parcel SA12 Assessment Conclusions

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

Parcel SA12 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Sandford. Parcel size: 40ha. There is a strong boundary feature between the settlement and the parcel. Mature blocks of woodland are located along the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Mature lines of trees limit views towards the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. This area of greenbelt forms part of the wider Dorset Heaths (SAC). There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The open areas of heathland enable views to the rising landform 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. Although Sandford is near to Wareham, the strength of separation between the two areas created by the woodland tree cover at Sandford Bridge is such that development around Sanford would not be perceived as visually or physically related to Wareham.
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

Parcel SA12

Assessment Considerations	Assessment
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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns.
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 does not lie in the gap between towns.
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:

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.

Parcel SA12

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 parcel lacks any notable outer boundary to the north, 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:

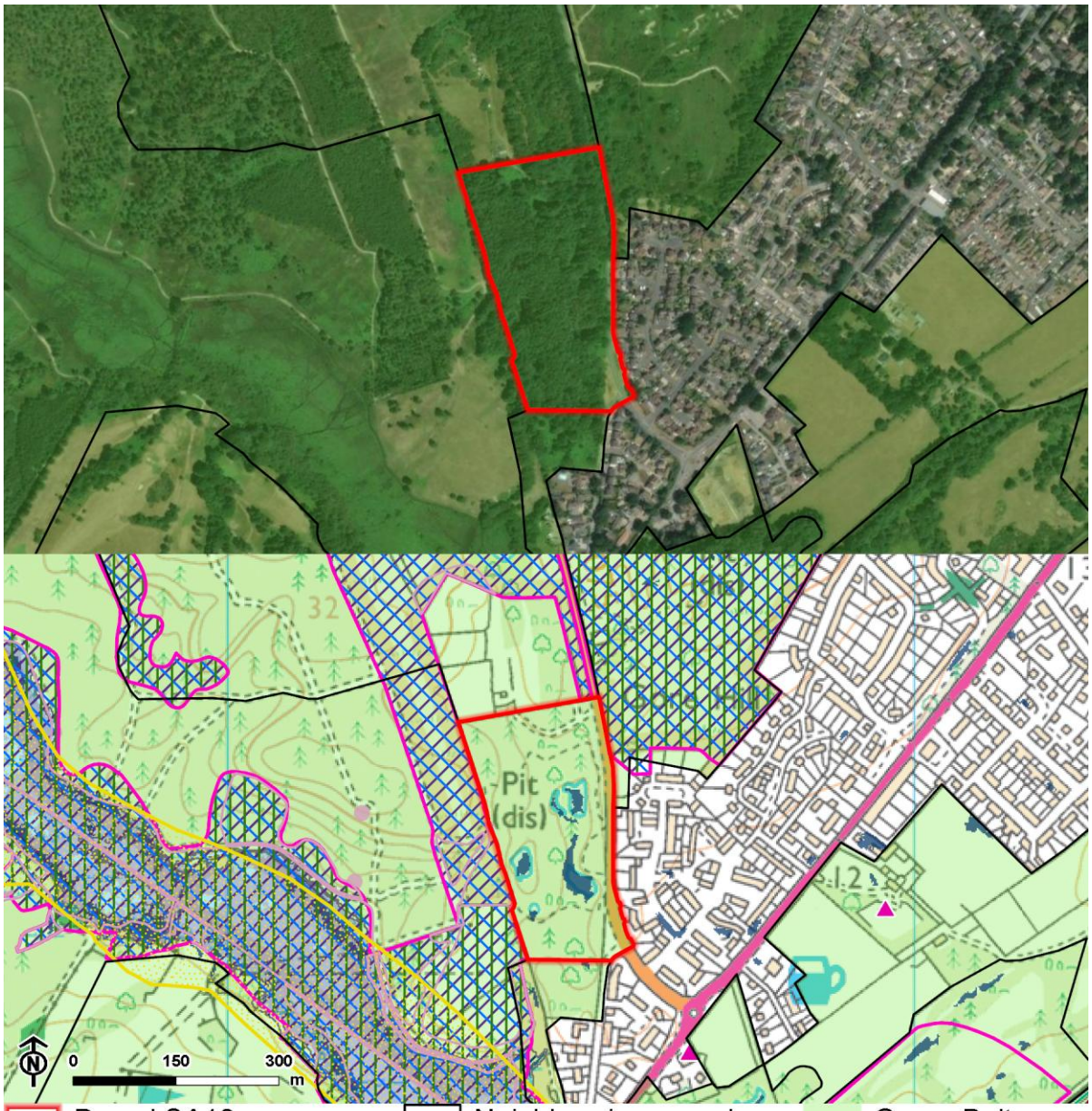
Equal contribution

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 SA13



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 SA13

Contribution of land in Parcel SA13

Parcel SA13 Assessment Conclusions

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

Parcel SA13 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Sandford. Parcel size: 6ha. There is a consistent strong boundary feature between the settlement and the parcel. This section of the greenbelt is entirely covered in mixed (broadleaf and coniferous) woodland, with a B road running along the eastern boundary against Sandford. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Mixed (broadleaf and coniferous) woodland reduces views towards the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. This area of greenbelt forms part of the wider Dorset Heaths (SAC). Natural features limit perception of the wider countryside. Mature woodland limits views towards 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. Although Sandford is near to Wareham, the strength of separation between the two areas created by the woodland tree cover at Sandford Bridge is such that development around Sanford would not be perceived as visually or physically related to Wareham.
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

Parcel SA13

Assessment Considerations	Assessment
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

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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 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 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.

Parcel SA13

Assessment Considerations	Assessment
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 not significantly increase the urbanising influence on adjacent open land. The woodland block clearly marks the parcel boundary on all sides. 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:

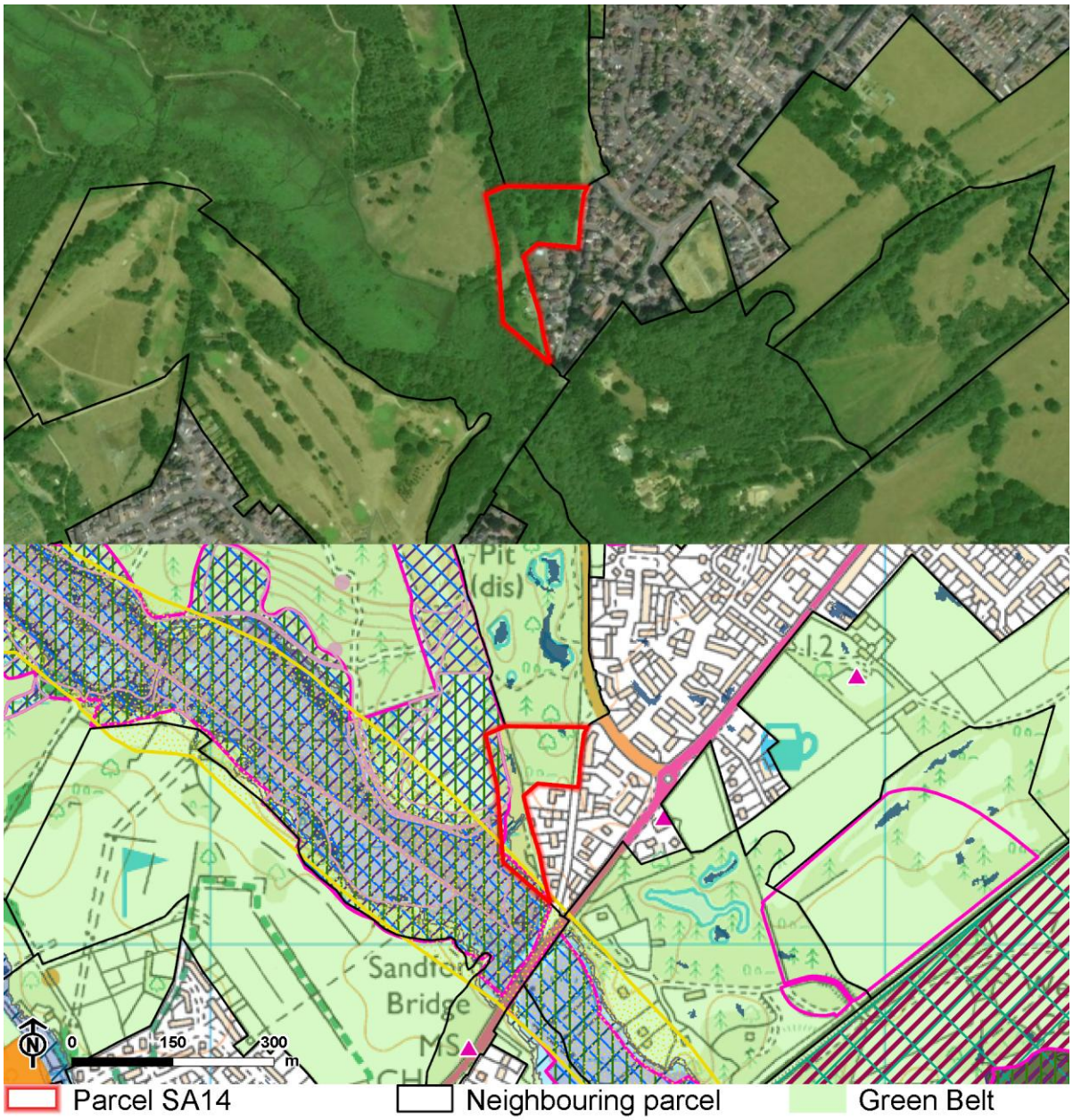
Equal contribution

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 SA14



Potential development constraints

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- 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
- Local Green Space

Parcel SA14

Contribution of land in Parcel SA14

Parcel SA14 Assessment Conclusions

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

Parcel SA14 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Sandford. Parcel size: 2ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Rear garden fences and hedgerows combine to form the boundary with the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. No change. There is some perception of urban development outside of the parcel. Weak boundary features enable views towards the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Mature trees along the exterior boundaries limits outward views.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Wareham is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Wareham for development here to be associated with 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.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The tree belt forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel SA14

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

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 Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements of Sandford, Holton Heath, and Lytchett Minster. It also 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 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.
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.

Parcel SA14

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of 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 tree belt clearly marks the parcel boundary to the north, west and south. 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.