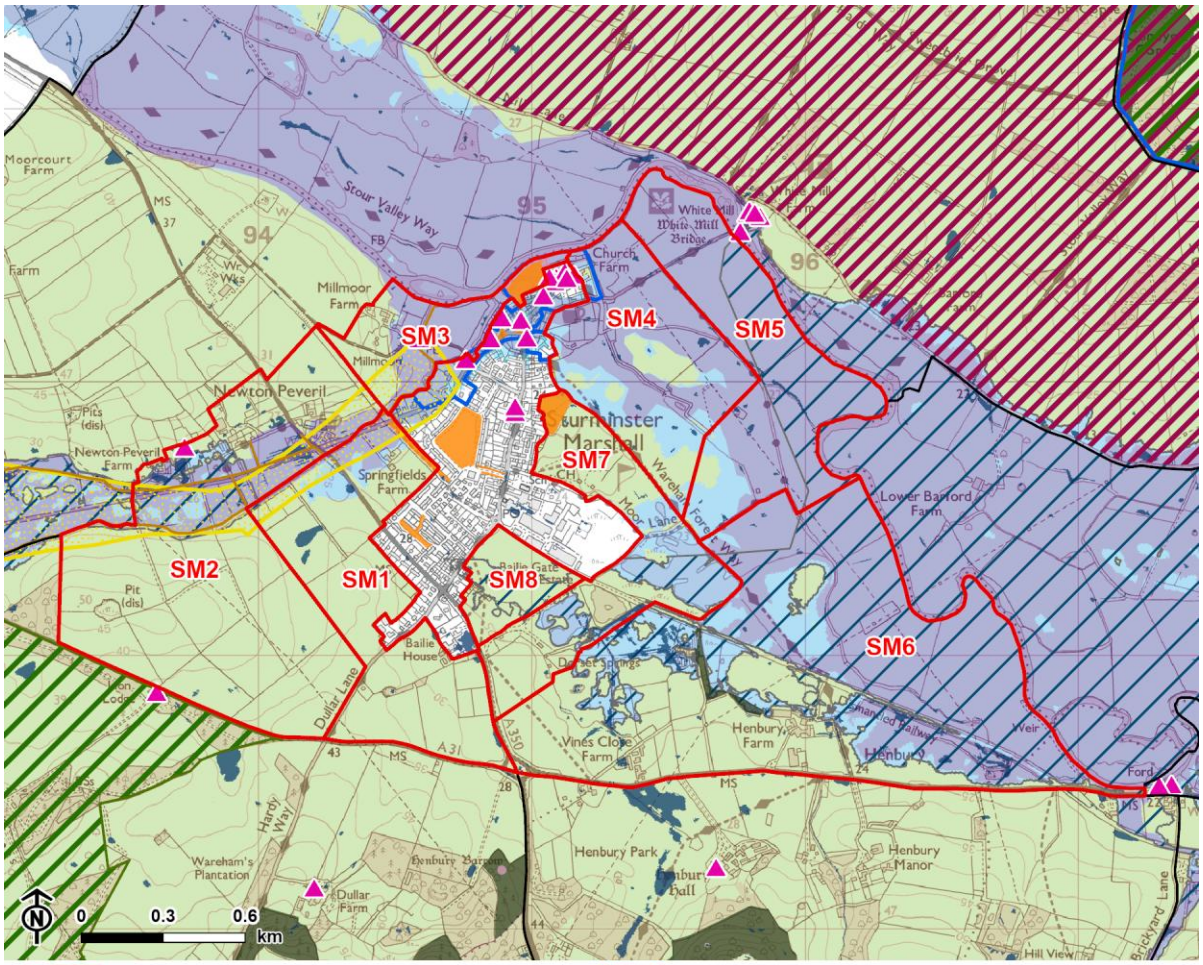
# Sturminster Marshall



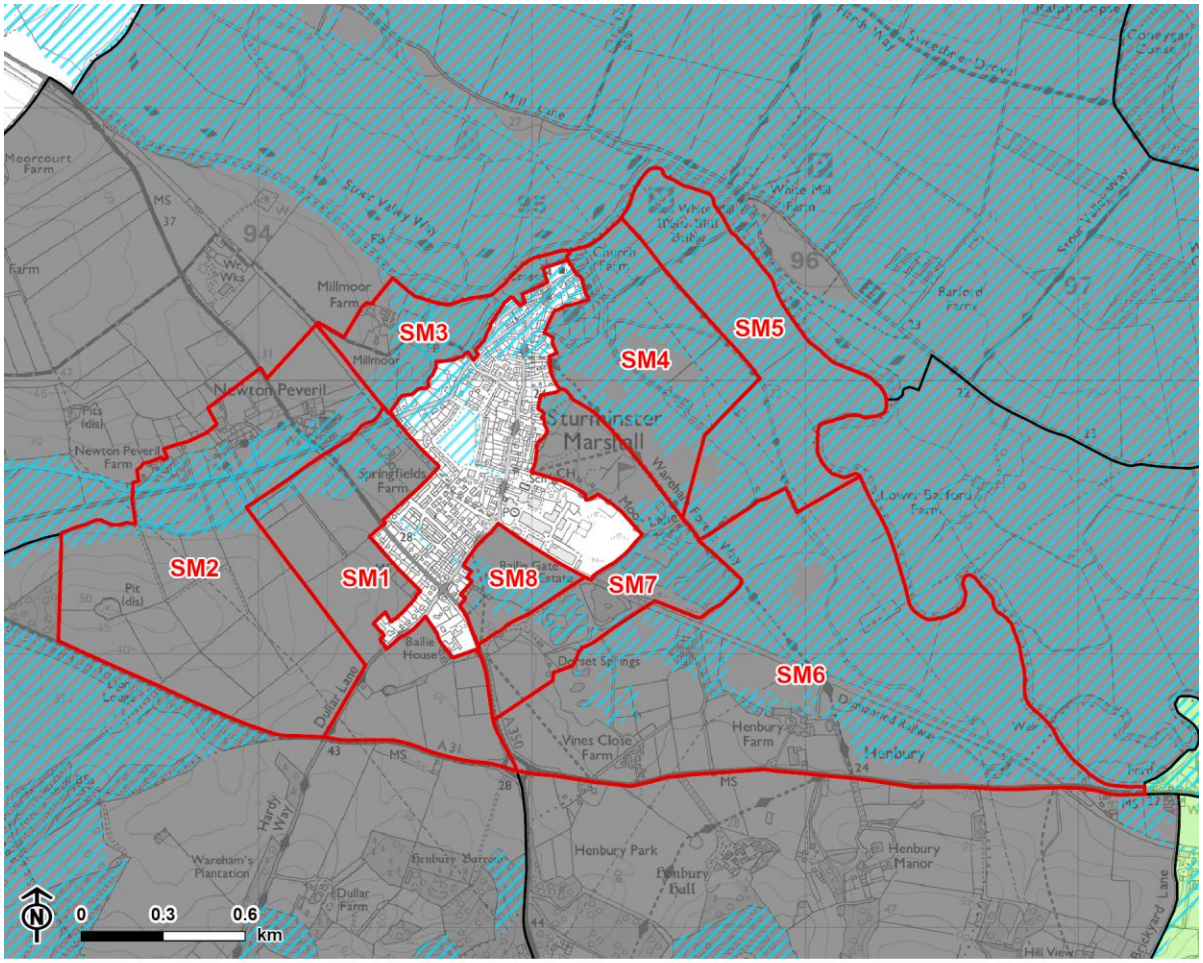

- Sturminster Marshall parcel
- Neighbouring parcel
- Dorset & BCP councils
- Neighbouring authority
- Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- Peaty soil
- Site of Special Scientific Interest
- Conservation area
- Registered Parks and Gardens
- 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



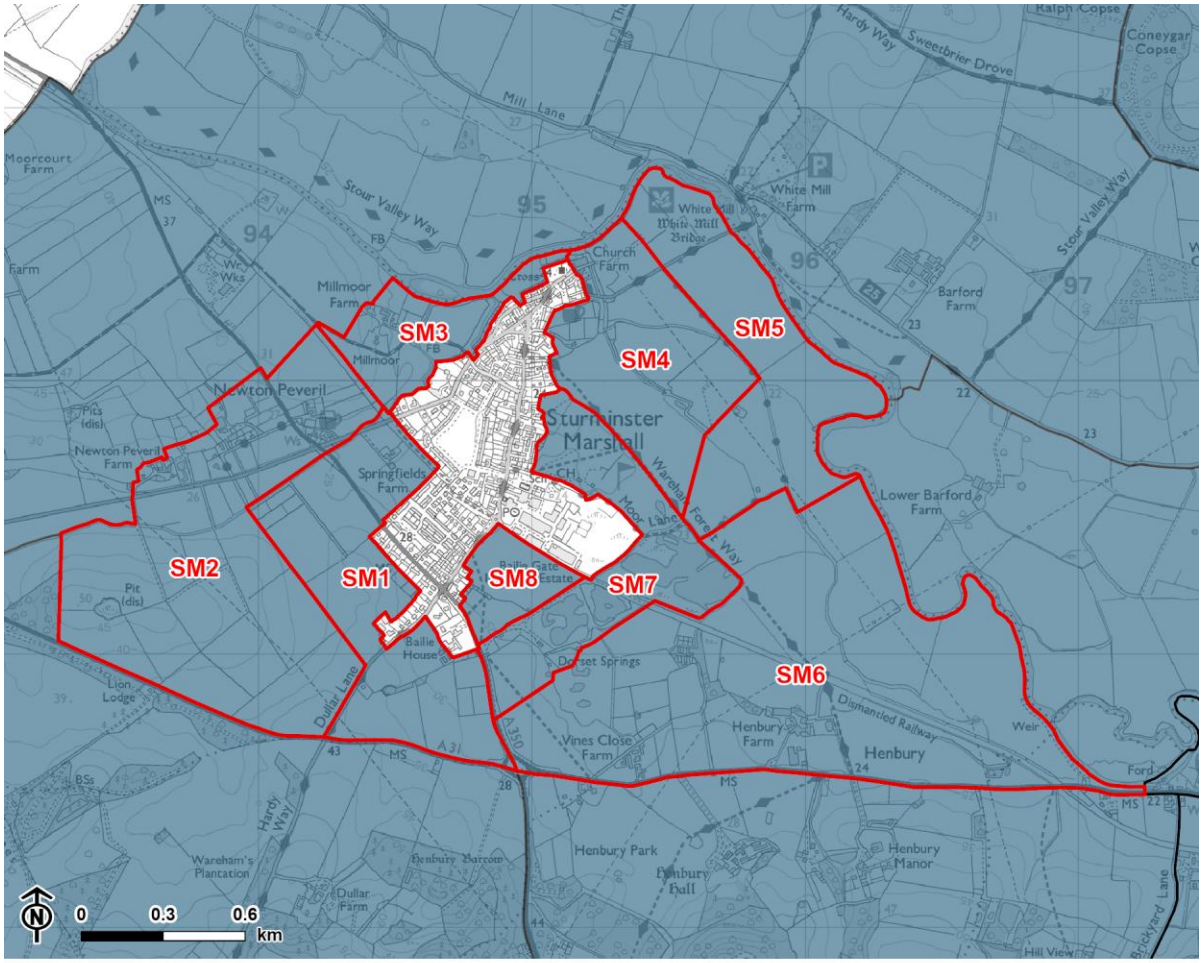
## Sturminster Marshall




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



## Sturminster Marshall




Sturminster Marshall parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt

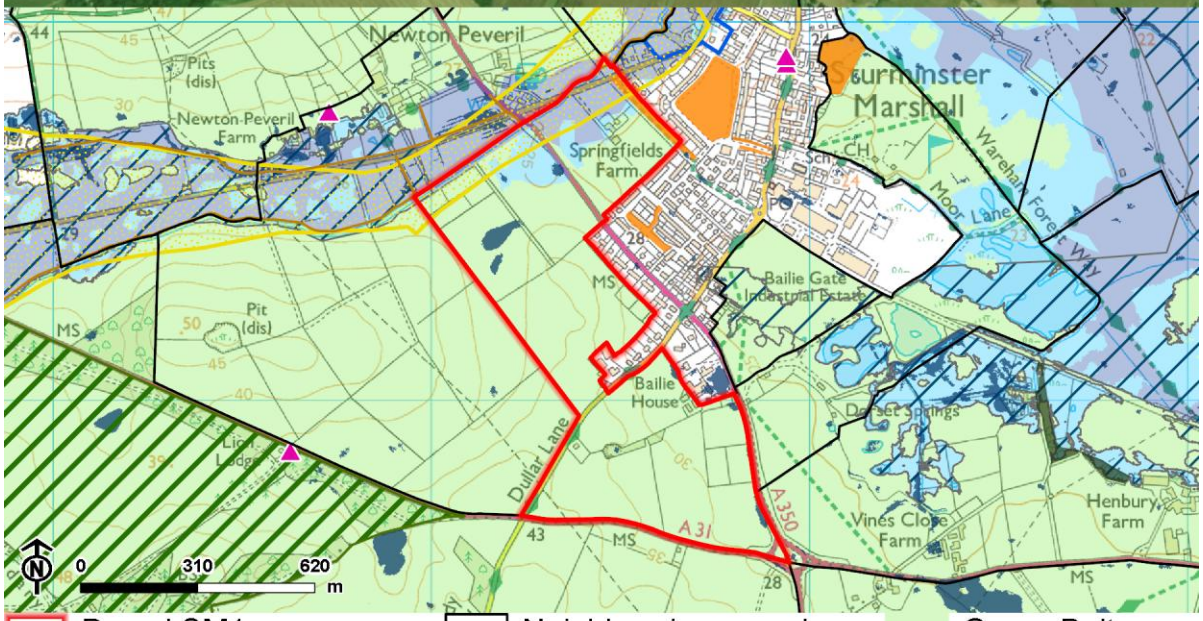
**Highest Contribution to NPPF purposes A, B, C and D**

Strong
Moderate
Weak/no



# Parcel SM1






Parcel SM1 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- Ancient woodland
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens
- Local Green Space

**Parcel SM1**

# Contribution of land in Parcel SM1

## Parcel SM1 Assessment Conclusions

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

## Parcel SM1 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located on the south western edge of Sturminster Marshall. Parcel size: 51ha.<br>There are no significant boundary features to separate the parcel from the settlement. Low hedgerows along the rear of existing properties and roads are the only separating features 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.<br>There is some perception of urban development outside of the parcel due to the proximity of the parcel to the existing development.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly agricultural land.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The outer boundaries of the parcel are defined by low hedgerows, resulting in a strong visual relationship with 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. Sturminster Marshall is a village and therefore not considered to be a large built-up area. |
| 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 SM1**

| 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? | 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 predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. |

**Parcel SM1**

## 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:

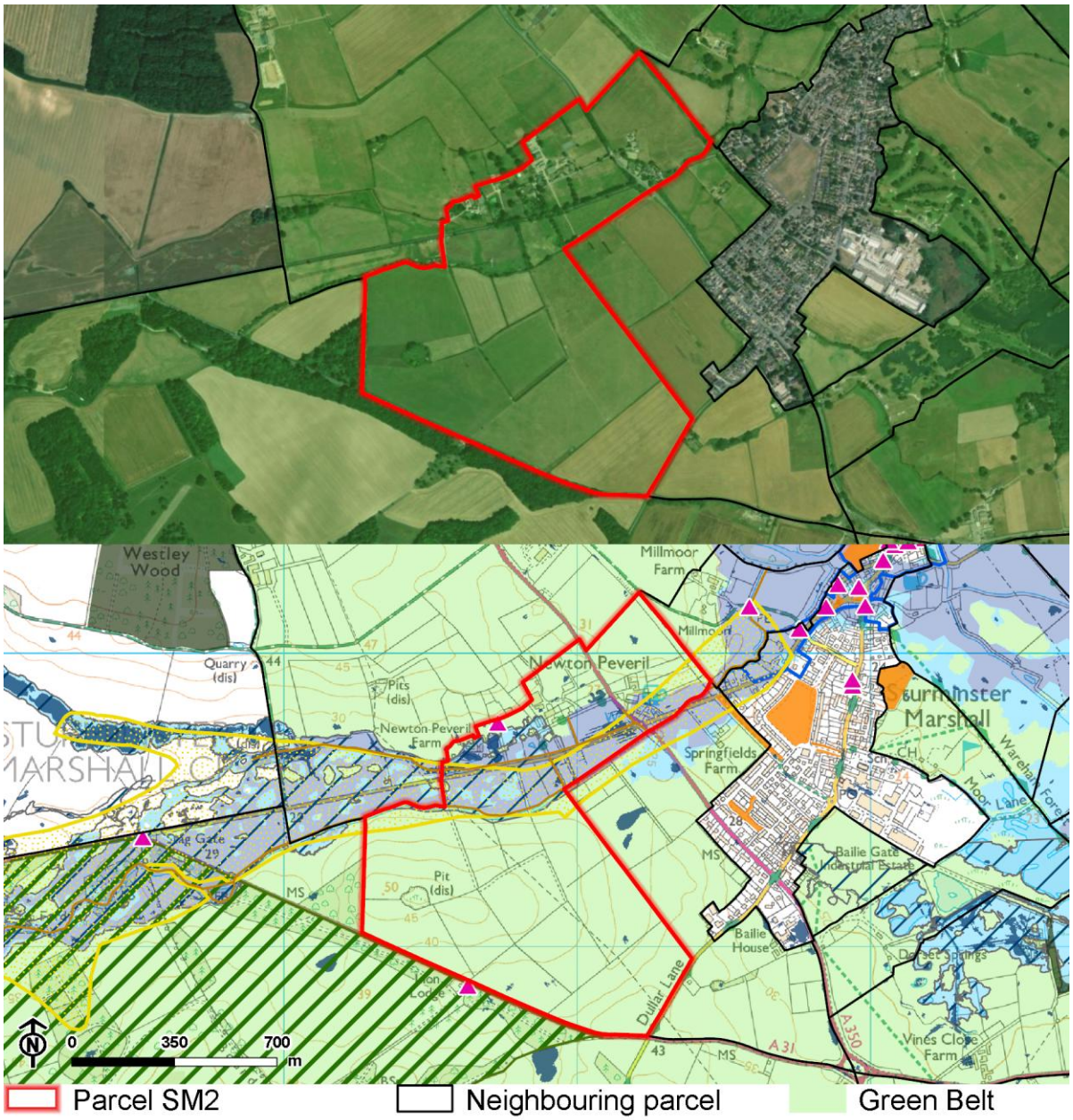
### Equal contribution

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 SM2




**Potential development constraints**

- Listed building
- Chalk river
- Ancient woodland
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens
- Local Green Space

**Parcel SM2**

# Contribution of land in Parcel SM2

## Parcel SM2 Assessment Conclusions

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

## Parcel SM2 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the west and south-west of Sturminster Marshall. Parcel size: 94ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hedgerows, including lines of mature trees, form separating features between the parcel and settlement edge.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform gently rises from the settlement edge to a disused pit along the western boundary of the parcel.<br>There is a weak perception of urban development outside of the parcel. Distance and hedgerow boundaries between the parcel and the settlement edge create a weak perception of Sturminster Marshall.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is predominantly agricultural fields with farmsteads and outbuildings located around Newton Peveril.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Landform variation and low field boundaries allow for a strong connection to the wider Green Belt. |

## 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. Sturminster Marshall is a village and is not considered to be a large built-up area. |
| 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 SM2**

| 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 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. |

**Parcel SM2**

| 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 has predominantly hedgerow 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:

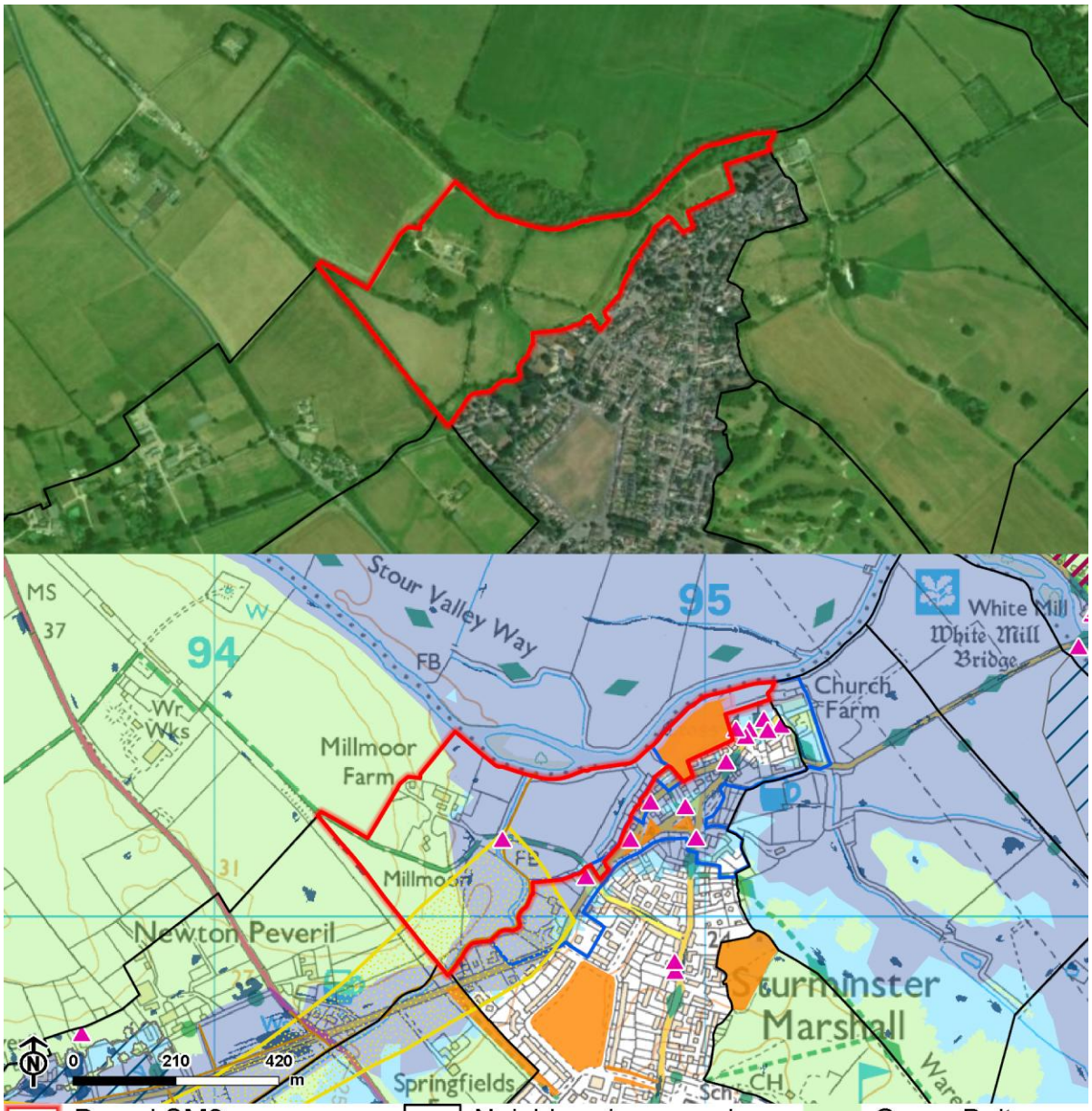
### Equal contribution

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 SM3




**Potential development constraints**

- Listed building
- Chalk river
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Local Green Space

**Parcel SM3**

# Contribution of land in Parcel SM3

## Parcel SM3 Assessment Conclusions

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

## Parcel SM3 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located on the north-western edge of Sturminster Marshall. Parcel size: 18ha.<br>There are no significant boundary features to separate the parcel from the settlement. Low hedges and rear garden fences form the boundary with the settlement edge.<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. The proximity of the existing settlement and the limited boundary features result in some perception of the existing urban development.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is primarily agricultural, with some riparian woodland to the north of the parcel.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Despite the proximity of existing development, the parcel retains a relationship and association with 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. Sturminster Marshall is a village and is not considered to be a large built-up area. |
| 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 SM3**

| 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 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? | There is some urbanising influence associated with development outside of the parcel. |

**Parcel SM3**

| 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 outer boundaries of the parcel are predominantly low hedgerows with some limited areas of taller vegetation, 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

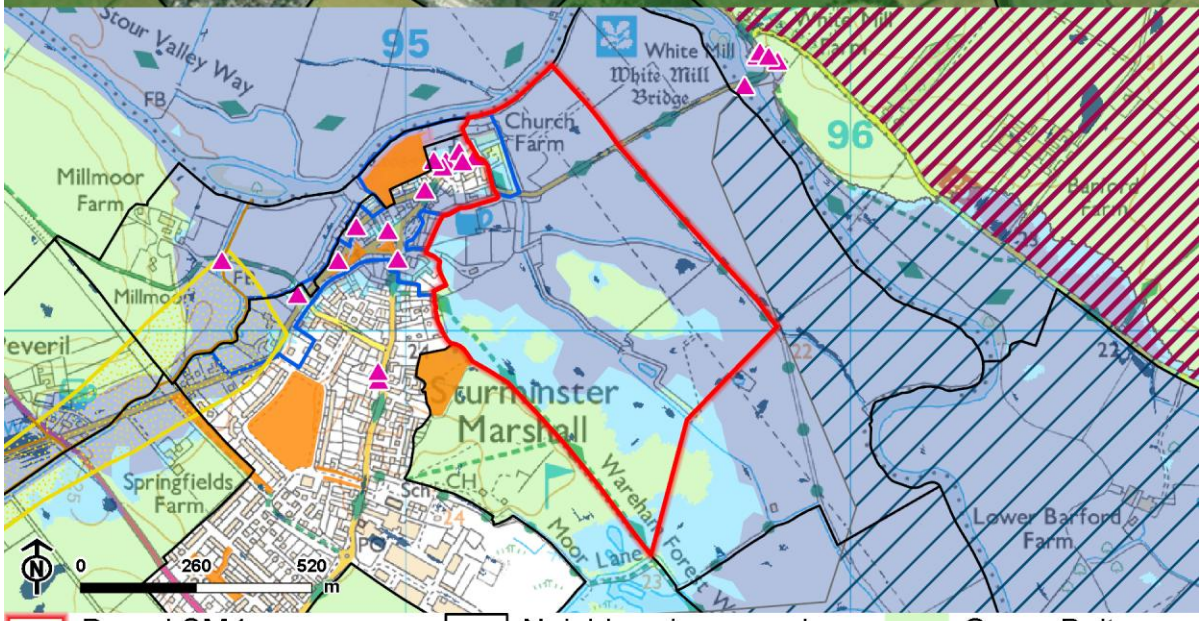
All Green Belt land plays an equal role in relation to this purpose.

## 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 SM4






Parcel SM4 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Local Green Space

**Parcel SM4**

# Contribution of land in Parcel SM4

## Parcel SM4 Assessment Conclusions

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

## Parcel SM4 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located on the eastern edge of Sturminster Marshall. Parcel size: 42ha. |
| There are no significant boundary features to separate the parcel from the settlement. Rear garden fences with no mature trees form the parcel boundary adjacent to 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. The weak inner parcel boundary allows for some perception of the urban area. |
| There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is primarily agricultural fields. |
| There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The large agricultural fields within the parcel enable 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. Sturminster Marshall is a village and is not considered to be a large built-up area. |
| 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 SM4**

| 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 free from urbanising development. Land use is large agricultural fields with occasional in-field trees. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. Weak boundary features (garden fences) create a perception of the settlement edge from the large agricultural fields within the parcel. However, the parcel extends a significant distance from the village. |

**Parcel SM4**

| 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 outer boundaries of the parcel are hedgerows, 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:

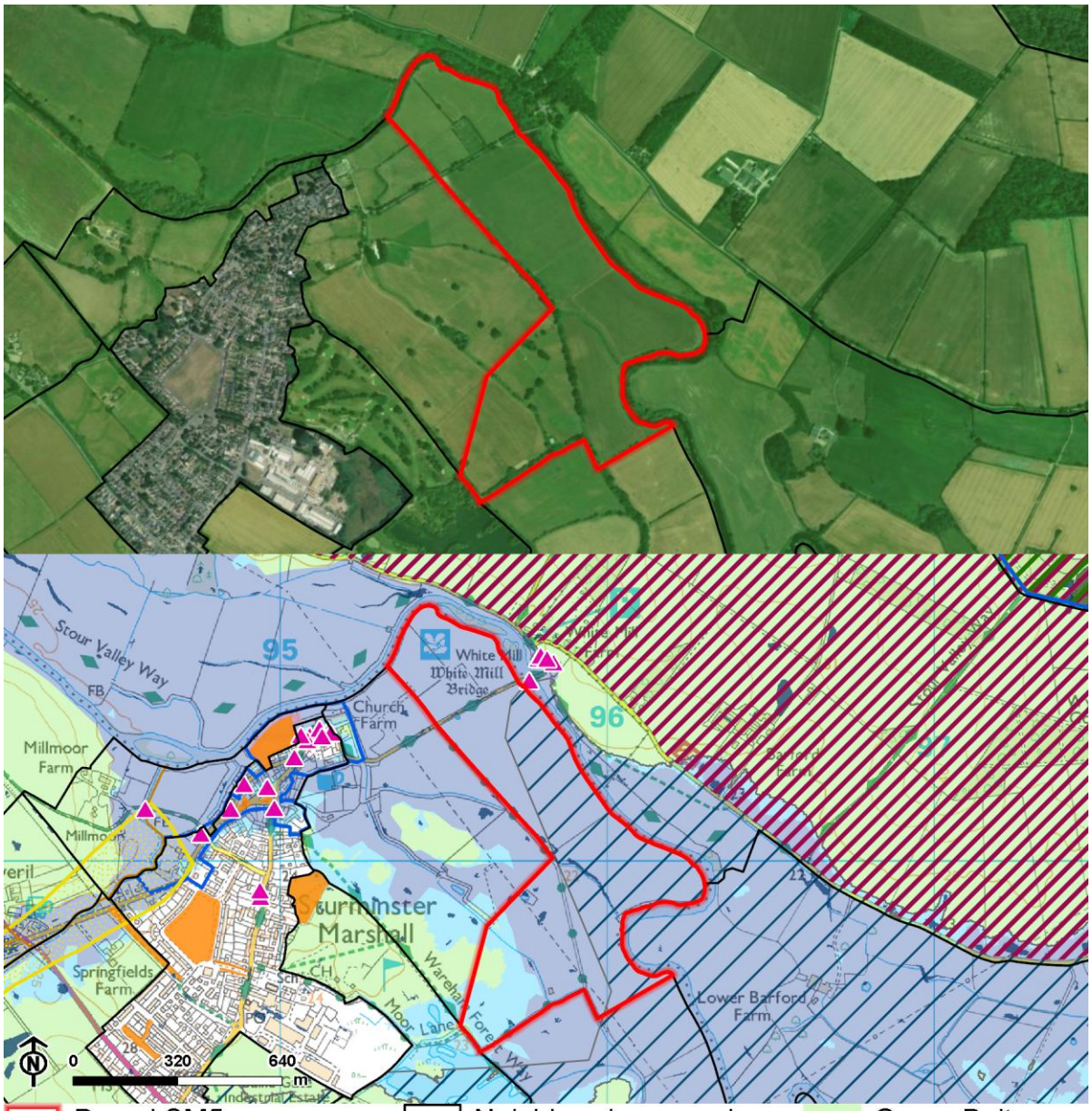
### Equal contribution

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 SM5




Parcel SM5 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- Ancient woodland
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens
- Local Green Space

**Parcel SM5**

# Contribution of land in Parcel SM5

## Parcel SM5 Assessment Conclusions

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

## Parcel SM5 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the northeast of Sturminster Marshall. Parcel size: 48ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. Distance and hedgerows with sections of mature trees such as along Mill Lane, combine to separate the parcel from the settlement edge.<br>There is some change in landform to create a sense of separation between the settlement and the parcel. The landform is part of the wider floodplain landscape of the River Stour.<br>There is some perception of urban development outside of the parcel. Although there is some distance between the parcel and the settlement edge, the low field boundaries enable intermittent views towards the settlement edge.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Agricultural fields are the predominant land use.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The open character of the floodplain enables views of the wider countryside, including the wooded slopes to the south-east. |

## 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. Sturminster Marshall is a village and is not considered to be a large built-up area. |
| 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 SM5**

| 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 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 free from urbanising development. Agricultural fields are the predominant land use. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is free from urbanising influences associated with development outside the parcel. Although there is some distance between the parcel and the settlement edge, the low field boundaries enable intermittent views towards the settlement edge. |

**Parcel SM5**

| 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 has only hedgerow 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:

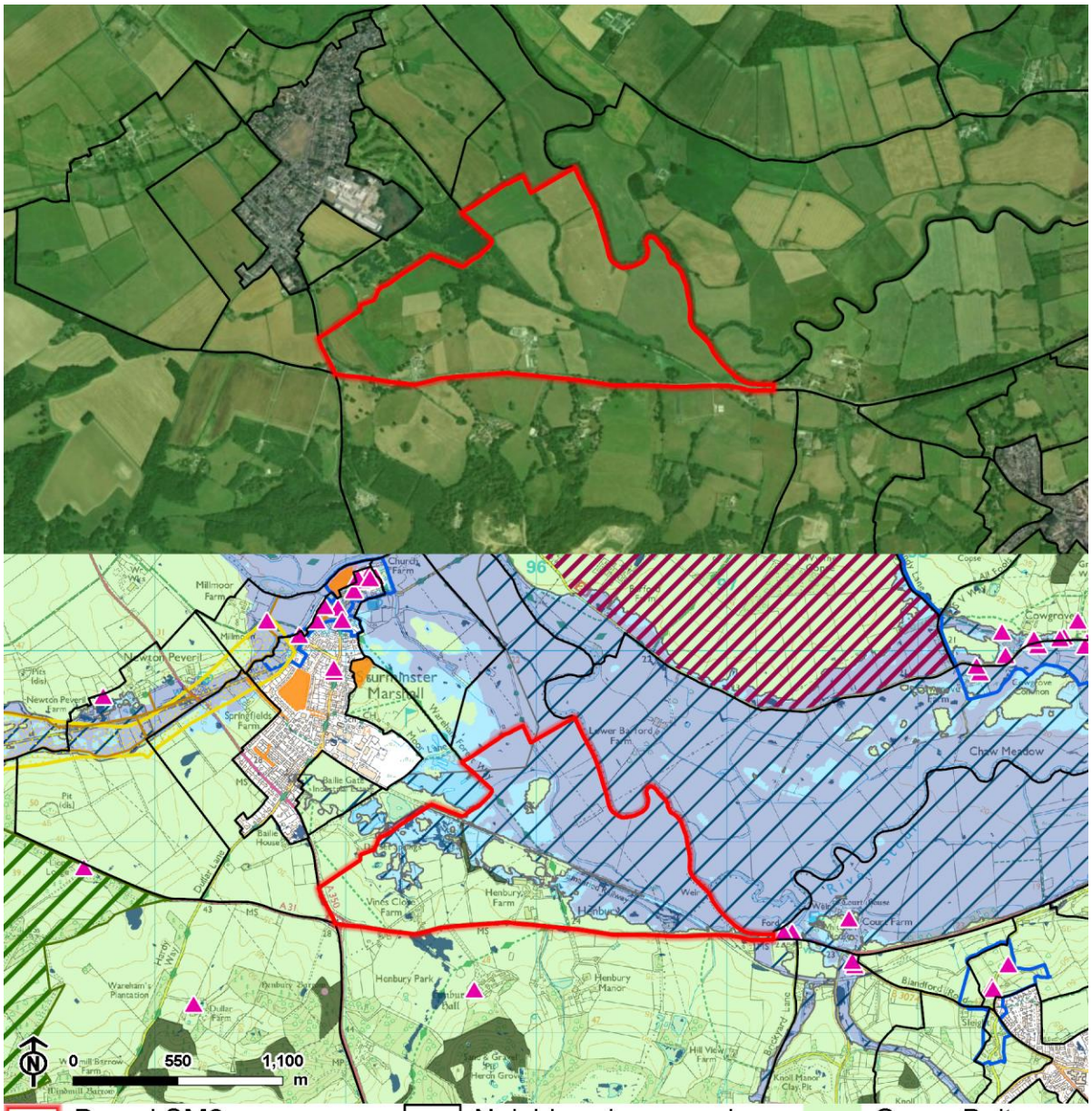
### Equal contribution

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 SM6




**Potential development constraints**

- Listed building
- Chalk river
- Ancient woodland
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens
- Local Green Space

**Parcel SM6**

# Contribution of land in Parcel SM6

## Parcel SM6 Assessment Conclusions

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

## Parcel SM6 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located on the south eastern edge of Sturminster Marshall. Parcel size: 139ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. Distance and hedgerows with sections of mature trees combine to form separating features between the parcel and settlement edge.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel. The eastern part of the parcel forms part of the River Stour floodplain.<br>There is a weak perception of urban development outside of the parcel. The distance of the parcel (0.25km at the closest point) from the settlement edge creates a weak perception of development.<br>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Garages and industrial units located along the A31 add some urbanising activity, but land use is predominantly agricultural fields.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The outer boundaries of the parcel are comprised of hedgerows, resulting in a strong relationship with the wider countryside. The eastern part of the parcel is associated with the River Stour floodplain. |

## 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. Sturminster Marshall is a village and is not considered to be a large built-up area. |
| 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 SM6**

| 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 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. |

**Parcel SM6**

| 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 has only hedgerow and mature tree boundaries, so development within the parcel would, in turn, increase the urbanising impact 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

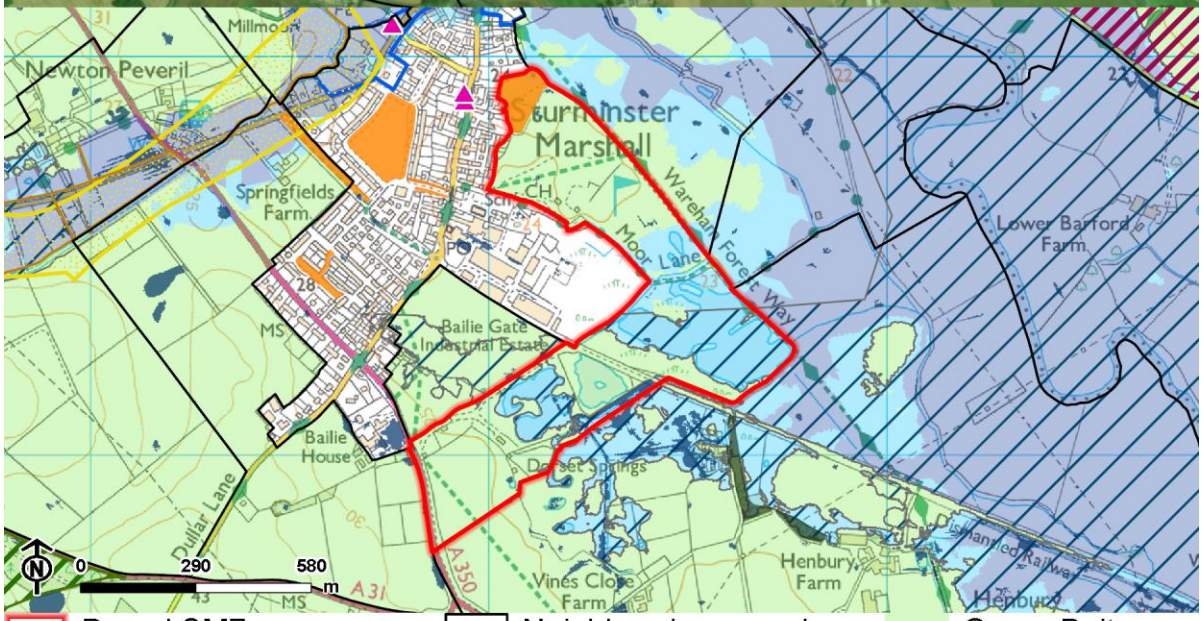
All Green Belt land plays an equal role in relation to this purpose.

## 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 SM7






Parcel SM7 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- Ancient woodland
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Registered Parks and Gardens
- Local Green Space

**Parcel SM7**

# Contribution of land in Parcel SM7

## Parcel SM7 Assessment Conclusions

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

## Parcel SM7 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located on the eastern edge of Sturminster Marshall. Parcel size: 38ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. Lines of mature trees form the main boundary between the parcel and the settlement. There are some areas where there are gaps in tree coverage and garden fences form the only 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 some perception of urban development outside of the parcel. Gaps along the boundary enable some direct views towards the settlement edge.<br>Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel consists of a golf course with pockets of mature trees.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Where there are hedgerows without mature trees on the outer boundary, there are some views towards the wider countryside to the north and east. |

## 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. Sturminster Marshall is a village and is not considered to be a large built-up area. |
| 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 SM7**

| 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 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? | There is some urbanising development in the parcel. The parcel consists of a golf course with sections of mature trees. |
| 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. Gaps along the boundary enable some direct views towards the settlement edge. |

**Parcel SM7**

| 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 outer boundaries comprise hedgerows with some sections of mature trees. 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

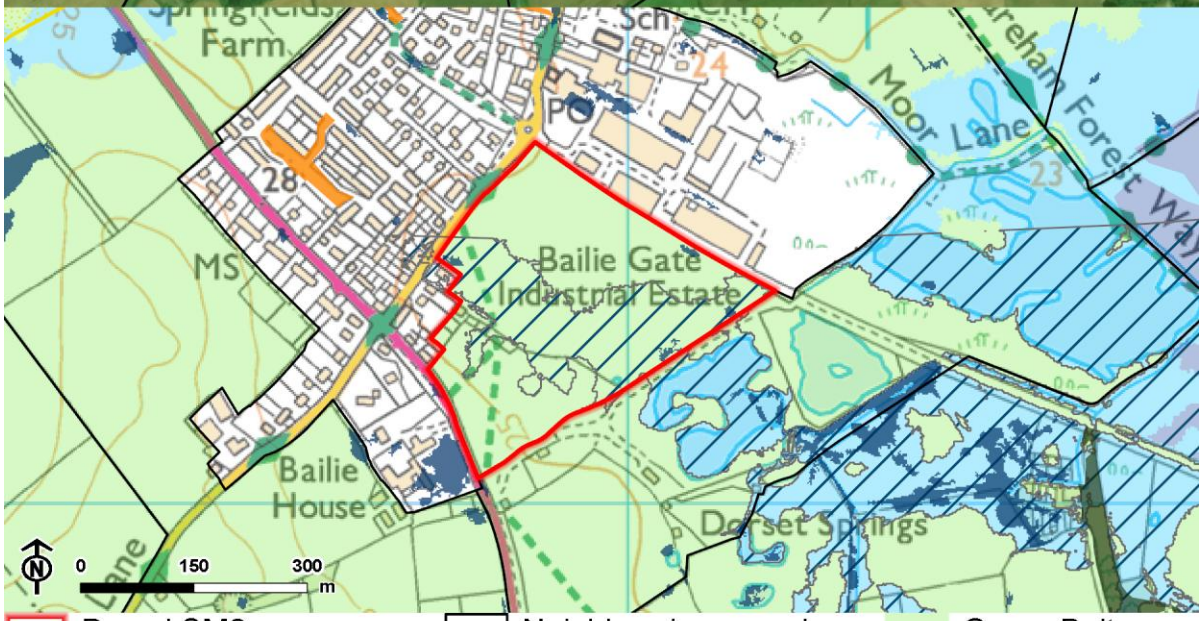
All Green Belt land plays an equal role in relation to this purpose.

## 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 SM8






Parcel SM8 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Ancient woodland
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Local Green Space

**Parcel SM8**

# Contribution of land in Parcel SM8

## Parcel SM8 Assessment Conclusions

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

## Parcel SM8 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located on the southern edge of Sturminster Marshall. Parcel size: 10ha. |
| A combination of features forms a boundary of moderate strength between the settlement and the parcel. A mixture of hedgerows and lines of mature trees forms the boundary of the parcel. |
| 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. Existing development to the north and west of the parcel allows for some perception of urban development. |
| 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. Gaps in hedgerows along the eastern boundary of the parcel enable some views out 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 SM8**

| 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? | 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 hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. |

**Parcel SM8**

## 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.