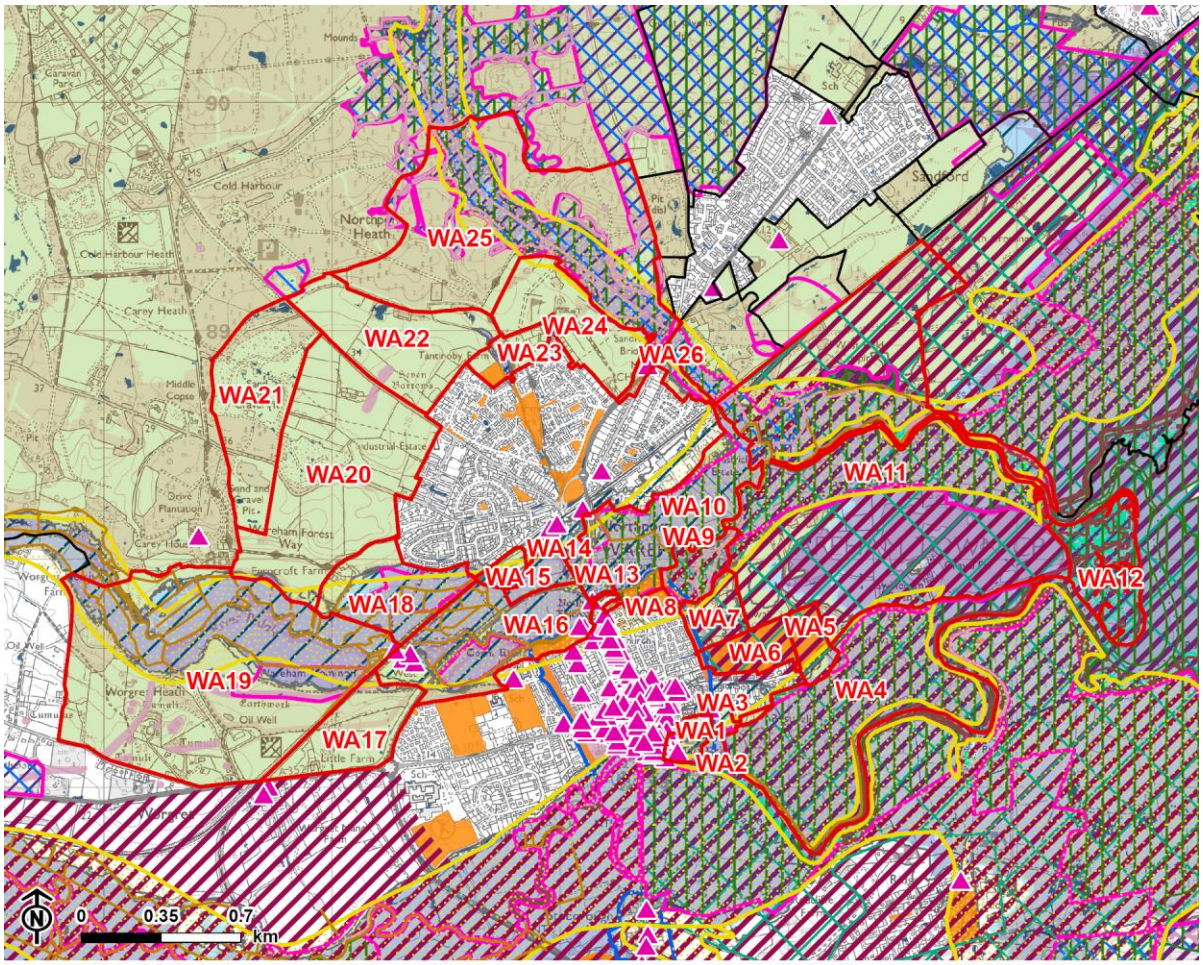
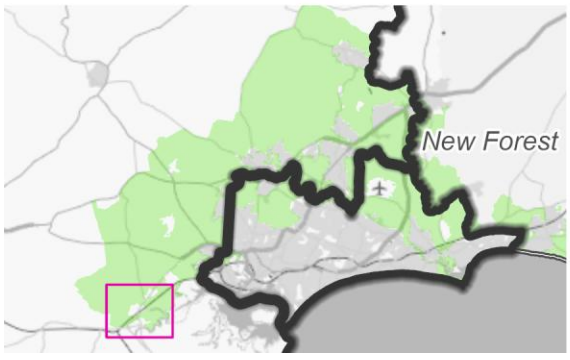
# Wareham




Wareham parcel
Neighbouring parcel
Dorset & BCP councils
Neighbouring authority
Green Belt

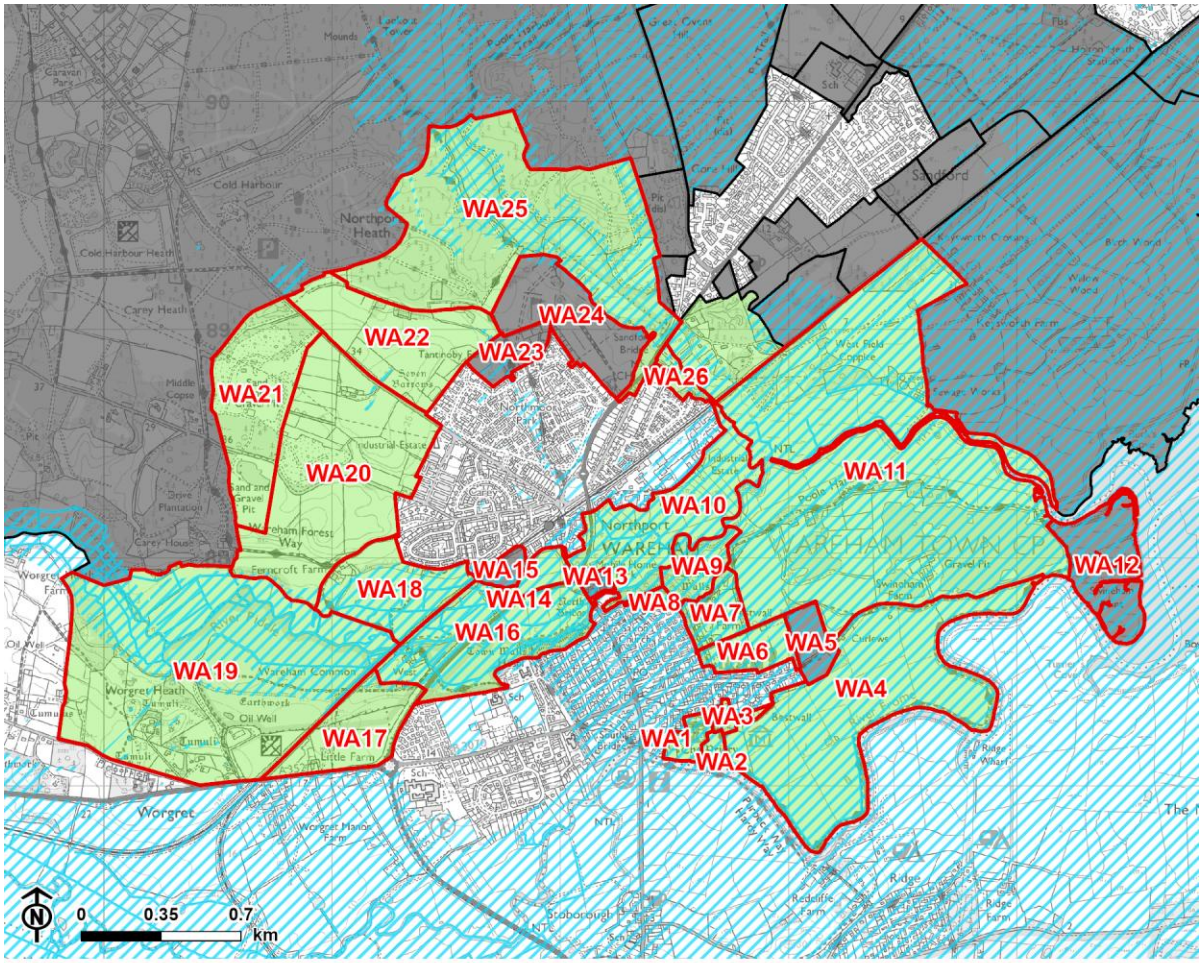
**Potential development constraints**

Listed building
Chalk river
Peaty soil
Site of Special Scientific Interest

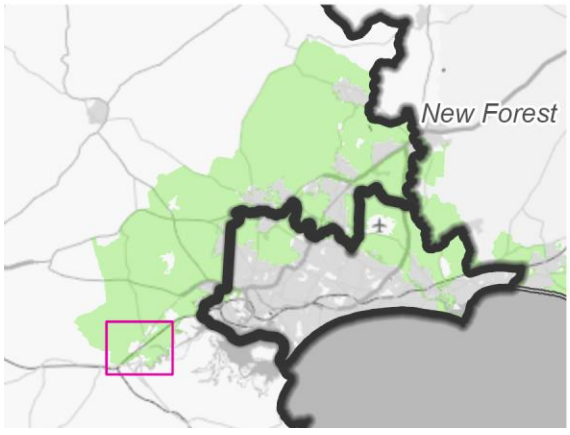



Lowland fens
Coastal saltmarsh
Conservation area
Ramsar site
Special Area of Conservation
Special Protection Area
Heritage Coast
Saltmarsh
National Landscape
Mediterranean saltmarsh scrub
Suitable Alternative Natural Green Space
Local Green Space
High risk of surface water flooding
Scheduled monument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

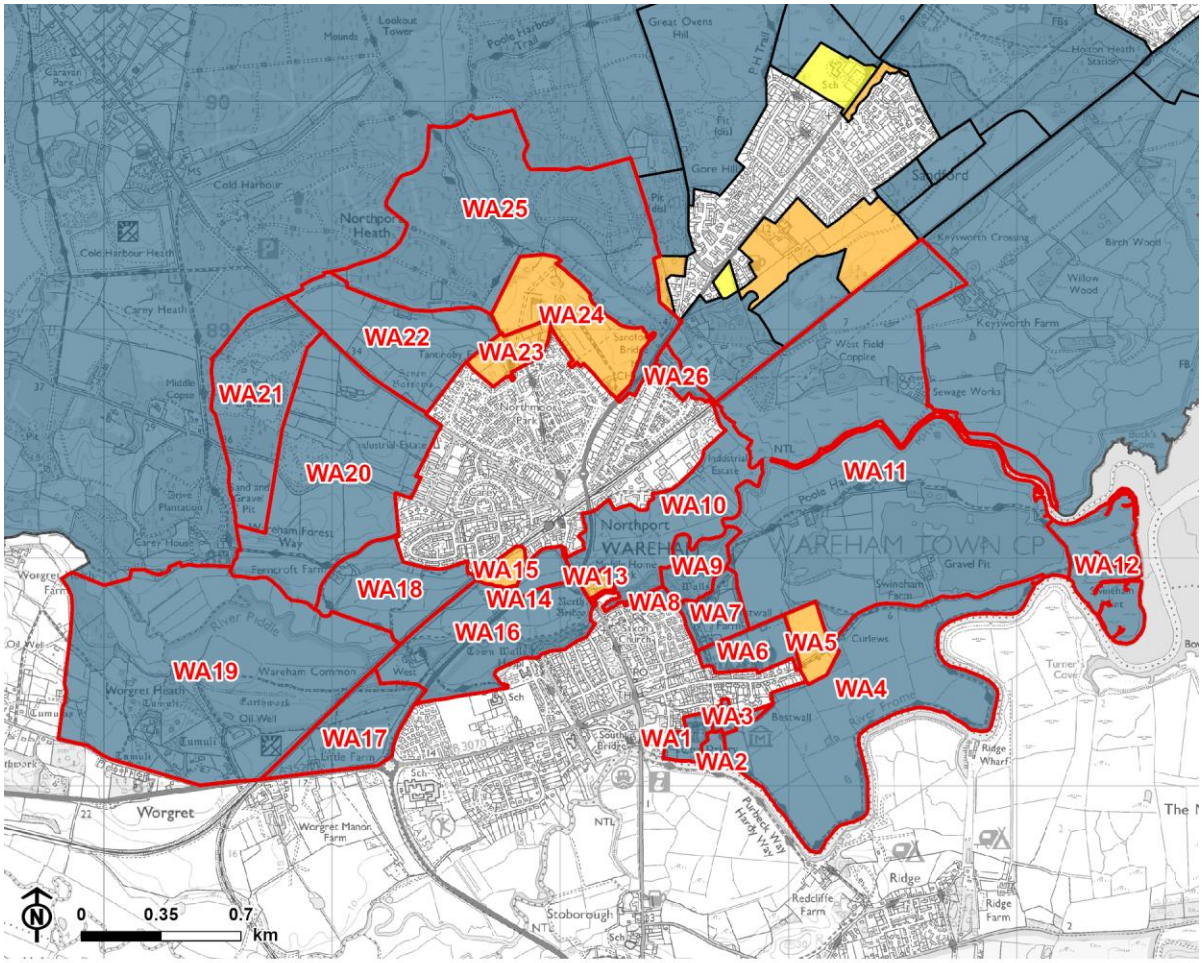
## Wareham




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



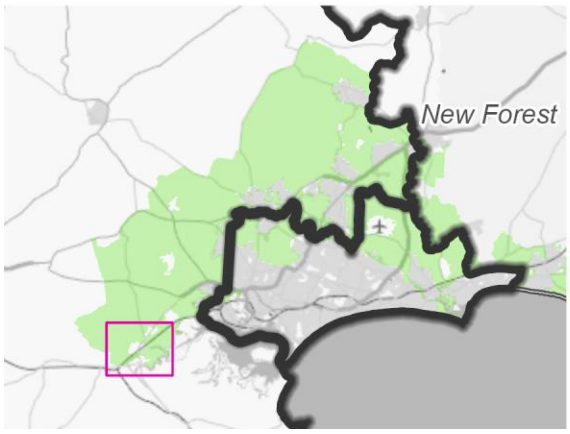
## Wareham




- Wareham 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 WA1




**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

**Parcel WA1**

# Contribution of land in Parcel WA1

## Parcel WA1 Assessment Conclusions

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

## Parcel WA1 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the south of Wareham, north of the River Frome. Parcel size: 3ha.<br>There are no significant boundary features to separate the parcel from the settlement. The parcel is in close proximity to the inset urban area and is contained by development to the north and west.<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. Development is visible to the north, west and north-east of the parcel.<br>Existing development in the Green Belt has some urbanising influence. The church, hotel and associated grounds within the parcel have a strong association with the adjacent settlement.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a large built-up area. |
| 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. |

**Parcel WA1**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a thinly treed boundary to the east, so development within it would in turn increase 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 have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. |

## 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. The gap between the southern area of Wareham and Upton is approximately 7km wide. The overall gap between towns is interrupted by the intervening settlements Sandford and Holton Heath, and features strong physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay. |
| 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 |

**Parcel WA1**

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

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. |
| What is the extent of urbanising development in the parcel? | There is 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. Market Close Lane and a hedgerow/tree line clearly mark the parcel boundary to the east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. The parcel lies within the historic town walls, with the Priory Church of Lady St Mary, the associated open churchyard, and the Priory Hotel making a strong contribution to preserving the setting and special character of Wareham. |

**Parcel WA1**

## Purpose E – Assisting in urban regeneration:

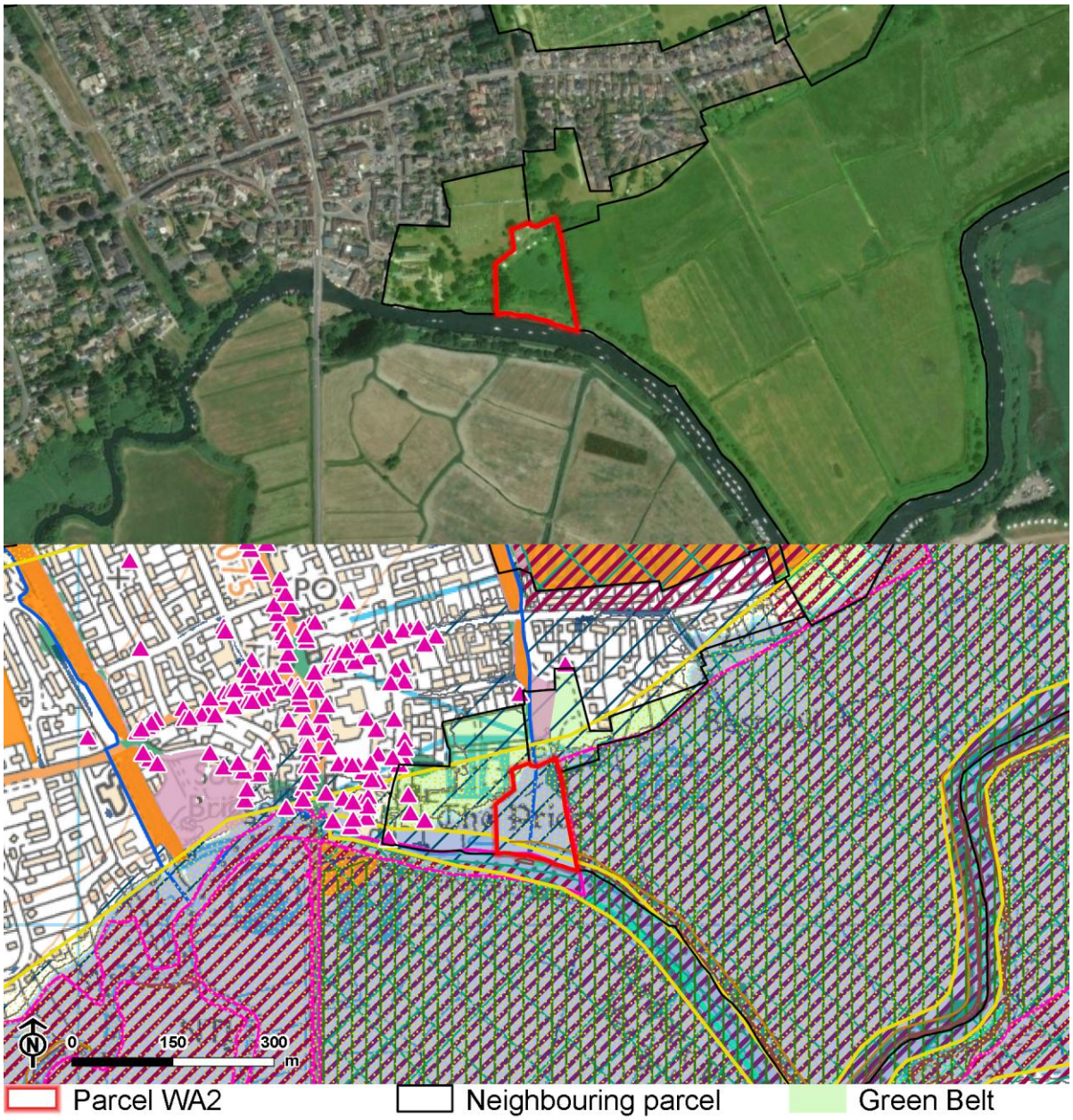
### Equal contribution

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

## Grey Belt

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

# Parcel WA2




**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

**Parcel WA2**

# Contribution of land in Parcel WA2

## Parcel WA2 Assessment Conclusions

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

## Parcel WA2 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Parcel is located to the south of Wareham, on the northern side of the River Frome. Parcel size: 1ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. The parcel is separated from the urban edge by intervening parcels and hedgerow.<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. Whilst there is urban development to the north, north east and west of the parcel, the view of it will be obscured by hedgerows around the field boundary.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Caravans are present on site but do not form a significant urbanising influence.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is a sense of connectivity to the east of the parcel, and to the south across the River Frome. |

## 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 adjacent 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 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. There is some urbanising influence associated with development in Wareham. |

**Parcel WA2**

| 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. The River Frome clearly marks the parcel boundary to the south. Development in the parcel could have some urbanising impact on adjacent green belt land to the east, but would not significantly weaken its contribution to Purpose A. |
| 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The gap between the southern area of Wareham and Upton is approximately 7km wide. The overall gap between towns is interrupted by the intervening settlements Sandford and Holton Heath, and features strong physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay. |
| 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 |

**Parcel WA2**

## 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 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. There is some urbanising influence associated with development in Wareham. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any significant impact on the wider countryside. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. Land lies in close proximity to the historic town, without intervening modern development. However, boundary features create some visual separation. |

## Purpose E – Assisting in urban regeneration:

### Equal contribution

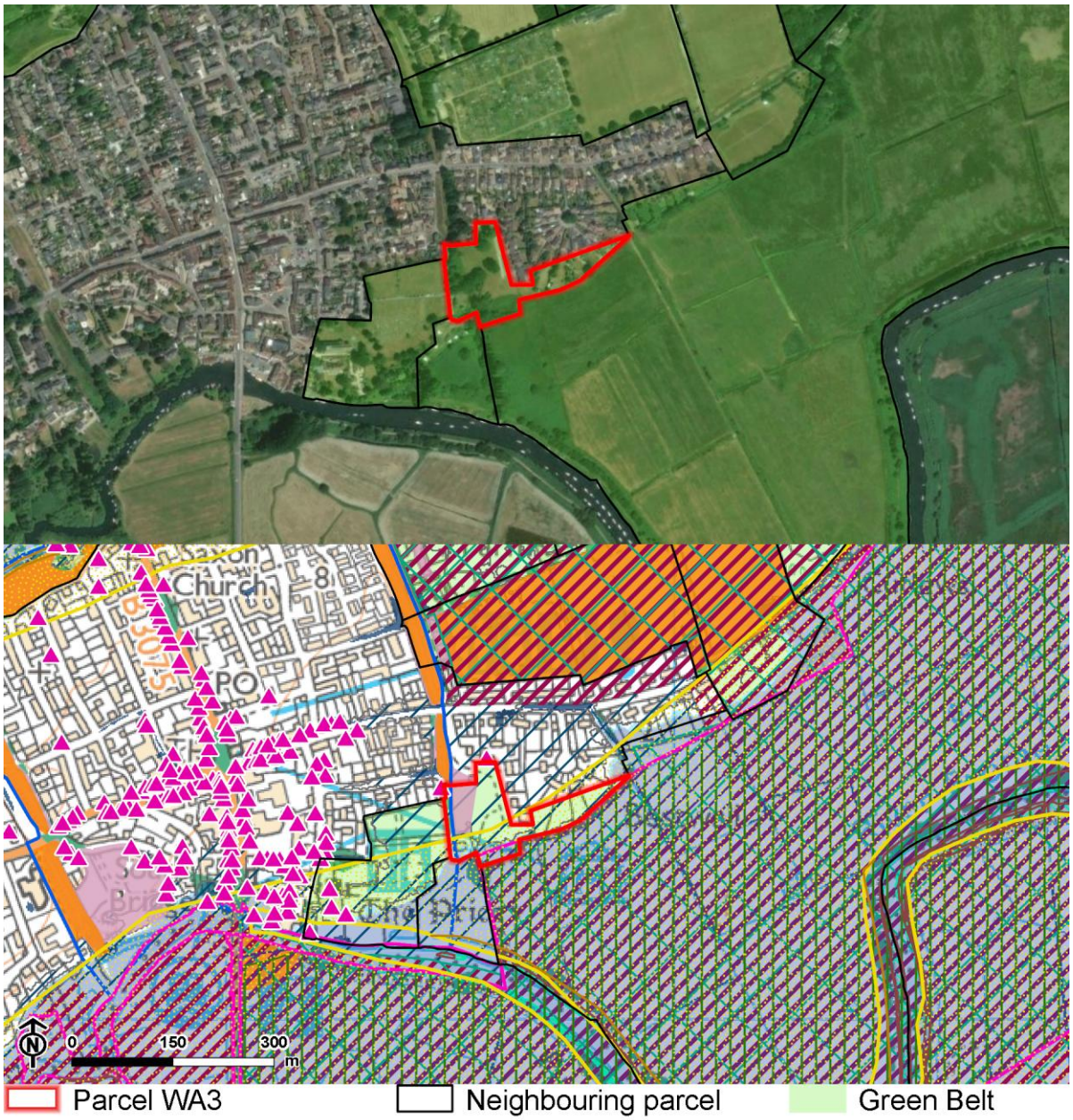
All Green Belt land plays an equal role in relation to this purpose.

**Parcel WA2**

## Grey Belt

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

# Parcel WA3




**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

# Contribution of land in Parcel WA3

## Parcel WA3 Assessment Conclusions

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

## Parcel WA3 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel lies to the south of Wareham. Parcel size: 2ha.<br>There are no significant boundary features to separate the parcel from the settlement.<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 parcel partially comprises residential rear gardens and is adjacent to residential development.<br>The parcel is predominantly free from urban development.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a 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? | 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 no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a mix of open and garden hedgerow boundaries to the east, so development within it would in turn increase the urbanising impact of development on adjacent open land. |

**Parcel WA3**

| 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. Although development in the parcel would not be restricted and contained, there is sufficient urbanising containing influence to limit the extent to which it would be incongruous with the current pattern. |

## 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 a mix of open and garden hedgerow boundaries to the east, so development within it would |

| Assessment Considerations | Assessment |
|---|---|
| | in turn increase the urbanising impact of development on adjacent open land. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. The parcel makes a strong contribution to the town's special character as part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle (scheduled monument) lie within it. |

## Purpose E – Assisting in urban regeneration:

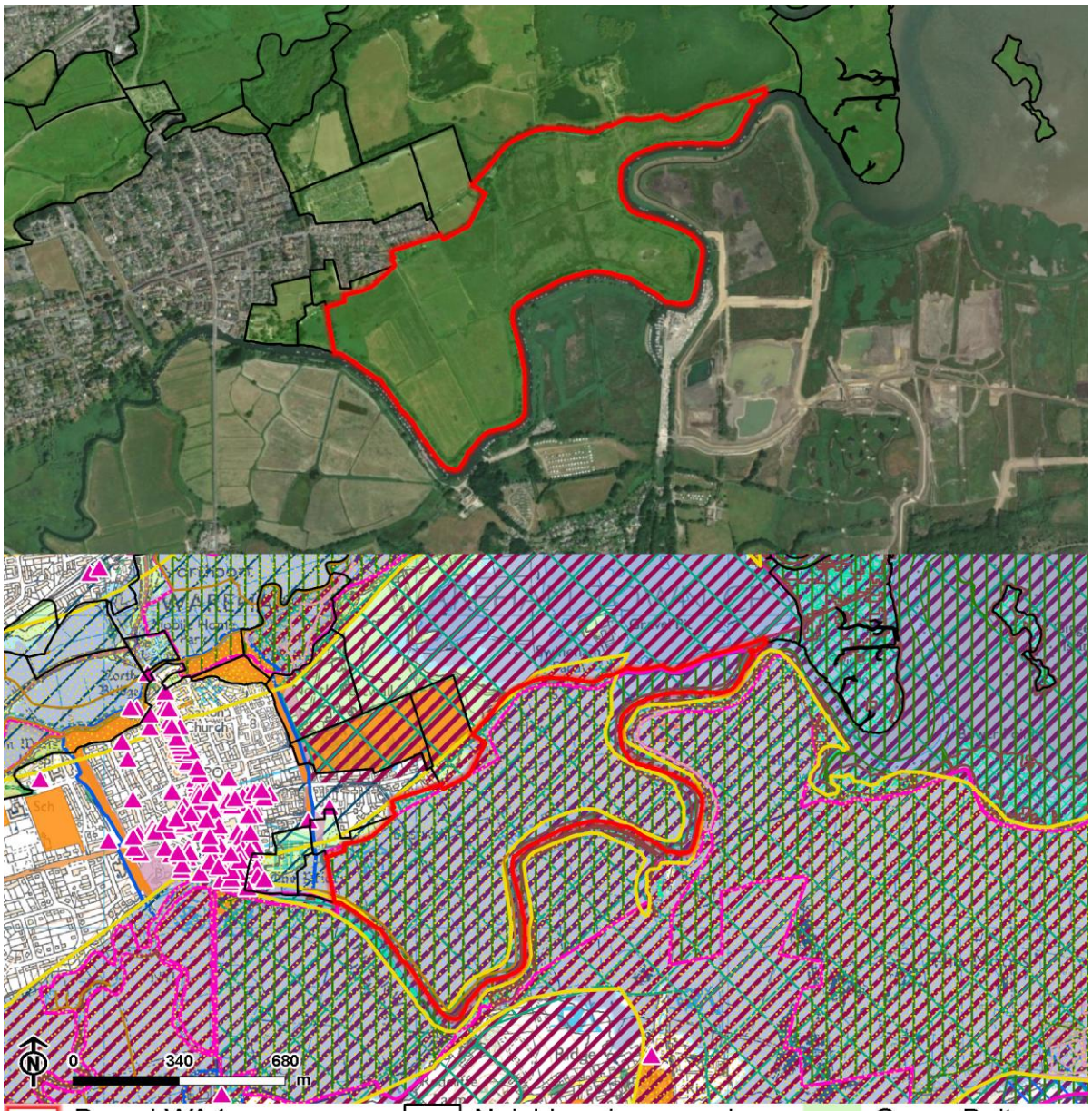
### Equal contribution

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

## Grey Belt

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

# Parcel WA4




**Potential development constraints**

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

**Parcel WA4**

# Contribution of land in Parcel WA4

## Parcel WA4 Assessment Conclusions

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

## Parcel WA4 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| South east of Wareham. Parcel size: 61ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. Trees, hedgerow and residential rear gardens combine to create some separation from the urban edge to the north of the parcel. The parcel is largely separated from the urban edge by intervening parcels.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. The large size of the parcel diminishes perception of the urban area to the north west.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Wareham is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is 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. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel does not have any significant internal boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land. |

**Parcel WA4**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features including hedgerows, trees and residential gardens, in addition to the distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## 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. In the vicinity of this parcel there is a robust gap between Wareham and Upton. The parcel is too peripheral to play a role in preserving that gap. |
| 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. |

**Parcel WA4**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has no significant internal boundary features, 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:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes some contribution to the town's special character. The western end of the parcel falls within the setting of the Wareham Walls, although it does not directly border this feature. |

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

# Parcel WA5




**Potential development constraints**

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

**Parcel WA5**

# Contribution of land in Parcel WA5

## Parcel WA5 Assessment Conclusions

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

## Parcel WA5 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the east of Wareham. Parcel size: 5ha.<br>There are no significant boundary features to separate the parcel from the settlement.<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. Dwellings to the south west may be visible from the parcel, but perception of urban development is limited.<br>Land use creates some association with the urban area but there is little urbanising activity in the parcel. Playing fields are associated with urban area, but land is open.<br>Natural features limit perception of the wider countryside. Trees and hedgerows surrounding the parcel reduce perception of the wider 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 adjacent to a large built-up area. Wareham is a town and so is defined as a 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? | There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Wareham to the west. |
| 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. A thick line of trees to the south, east and north clearly mark the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A. |

**Parcel WA5**

| 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 robust gap between towns. The gap between the southern area of Wareham and Upton is approximately 7km wide. The overall gap between towns is interrupted by the intervening settlements Sandford and Holton Heath, and features significant physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel 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. 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. |

## 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 WA5**

| 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. There is some urbanising influence associated with development in Wareham to the west. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The tree line clearly marks the parcel boundary to the south, east and north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes some contribution to the town's special character. There are potentially views between the parcel and conservation area within the historic town of Wareham, although these may be affected by intervening 20th/21st century development. Its semi-rural character also forms a generic part of the setting of the town, which makes some contribution to the town's special character. |

## Purpose E – Assisting in urban regeneration:

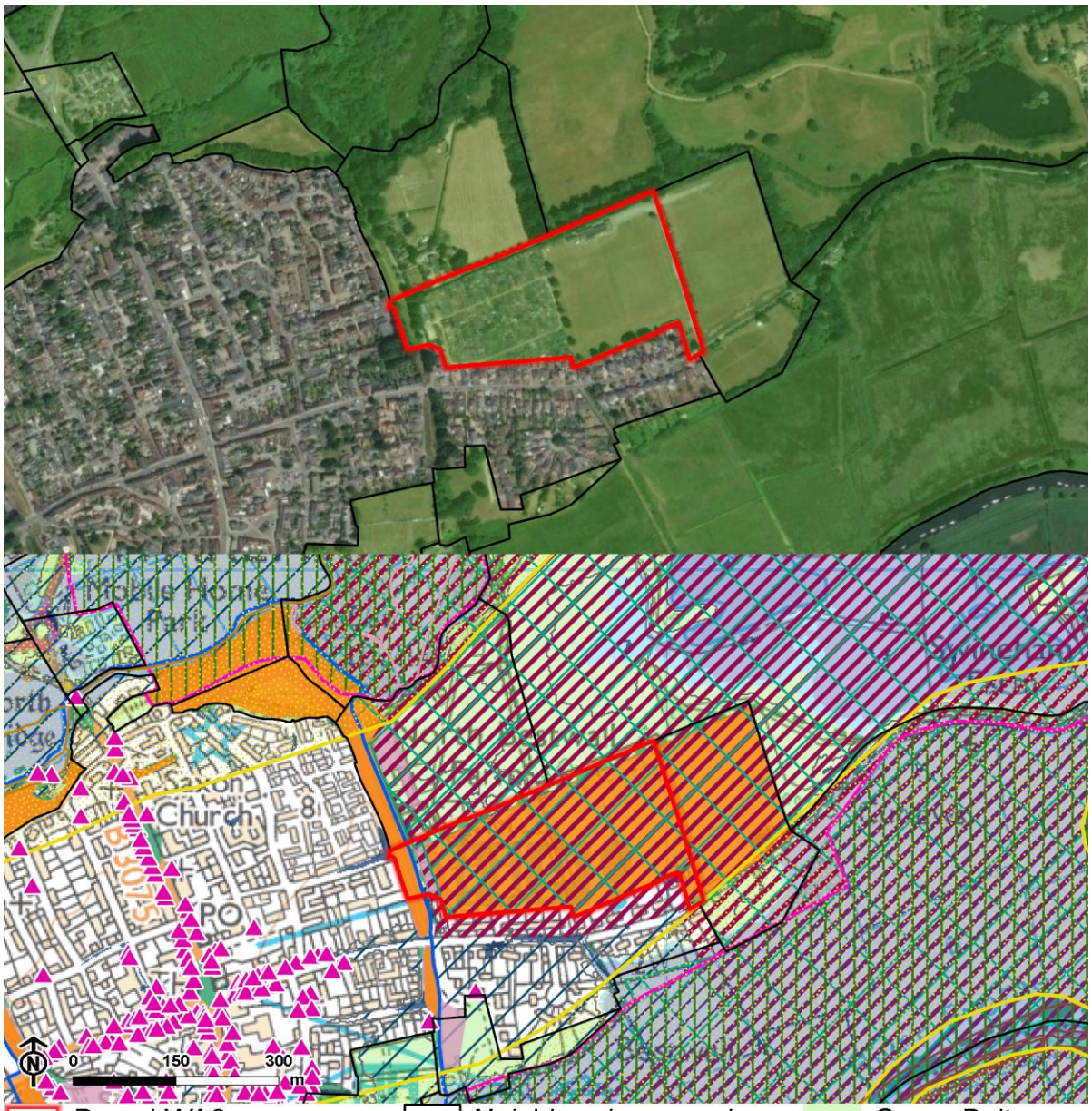
### Equal contribution

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 WA6




Parcel WA6 | Neighbouring parcel | Green Belt

**Potential development constraints**

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

**Parcel WA6**

# Contribution of land in Parcel WA6

## Parcel WA6 Assessment Conclusions

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

## Parcel WA6 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located between the northern and southern areas of Wareham, on the eastern side of the town. Parcel size: 7ha.<br>There are no significant boundary features to separate the settlement from the parcel. Whilst the Wareham Walls sit to the west of the parcel, the parcel is adjacent to the urban edge along the southern boundary with no significant boundary features.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The historic town wall and bank in the west of the parcel is raised and creates separation from the urban edge to the west.<br>There is some perception of urban development outside of the parcel.<br>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Land used as allotments and playing fields creates a link to adjacent urban area.<br>Urbanising development limits perception of the wider countryside. Parcel is contained on two sides by urban development, which diminishes its relationship to the wider 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 adjacent to a large built-up area. Wareham is a town and so is defined as a 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? | There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Wareham. |

**Parcel WA6**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel does not have a consistent strong boundary to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land to the north. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. |

## 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 the southern area of Wareham and Upton is approximately 7km wide. The overall gap between towns is interrupted by the intervening settlements Sandford and Holton Heath, and features strong 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. 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 WA6**

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

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. |
| What is the extent of urbanising development in the parcel? | 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. There is some urbanising influence associated with development in Wareham. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The allotment and recreational uses within the parcel are associated with the urban area, diminishing the extent to which it is perceived as countryside. The footpath marks the parcel boundary to the north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. The parcel makes a strong contribution to the town's special character as part of the defences of the Anglo-Saxon fortified centre of Wareham and part of the motte and bailey castle (scheduled monument) lie within it. |

**Parcel WA6**

## Purpose E – Assisting in urban regeneration:

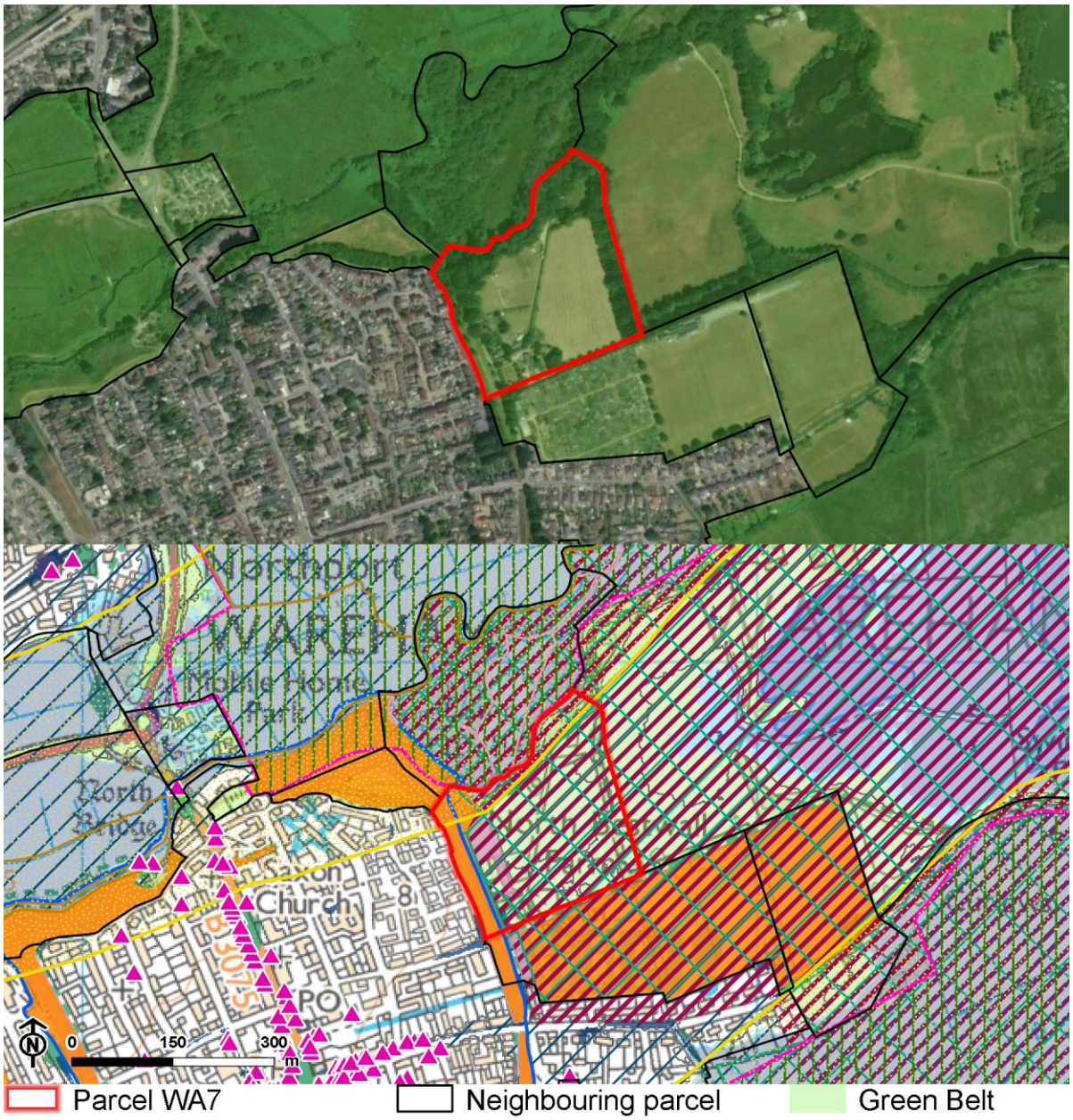
### Equal contribution

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

## Grey Belt

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

# Parcel WA7




**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

**Parcel WA7**

# Contribution of land in Parcel WA7

## Parcel WA7 Assessment Conclusions

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

## Parcel WA7 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located between the northern and southern areas of Wareham, on the eastern side of the town. Parcel size: 6ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. The historic earth bank marking Wareham's Saxon town walls in the west of the parcel creates moderate separation from the urban 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.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development in the parcel is rural in character.<br>Natural features limit perception of the wider countryside. Hedgerow and trees surrounding the parcel limit perception of wider 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 adjacent to a large built-up area. Wareham is a town and so is defined as a 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? | 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. Mature tree growth forms a strong outer boundary to the north and east which would limit the urbanising impact of development on adjacent open land. |

**Parcel WA7**

| 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 robust gap between towns. The gap between the southern area of Wareham and Upton is approximately 7km wide. The overall gap between towns is interrupted by the intervening settlements Sandford and Holton Heath, and features strong 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. 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. |

## 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 WA7**

| 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 line clearly marks the parcel boundary to the north and east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. The historic Saxon Wareham Walls run along the western parcel boundary and as such the parcel forms the immediate setting of a key heritage asset within the town. |

## Purpose E – Assisting in urban regeneration:

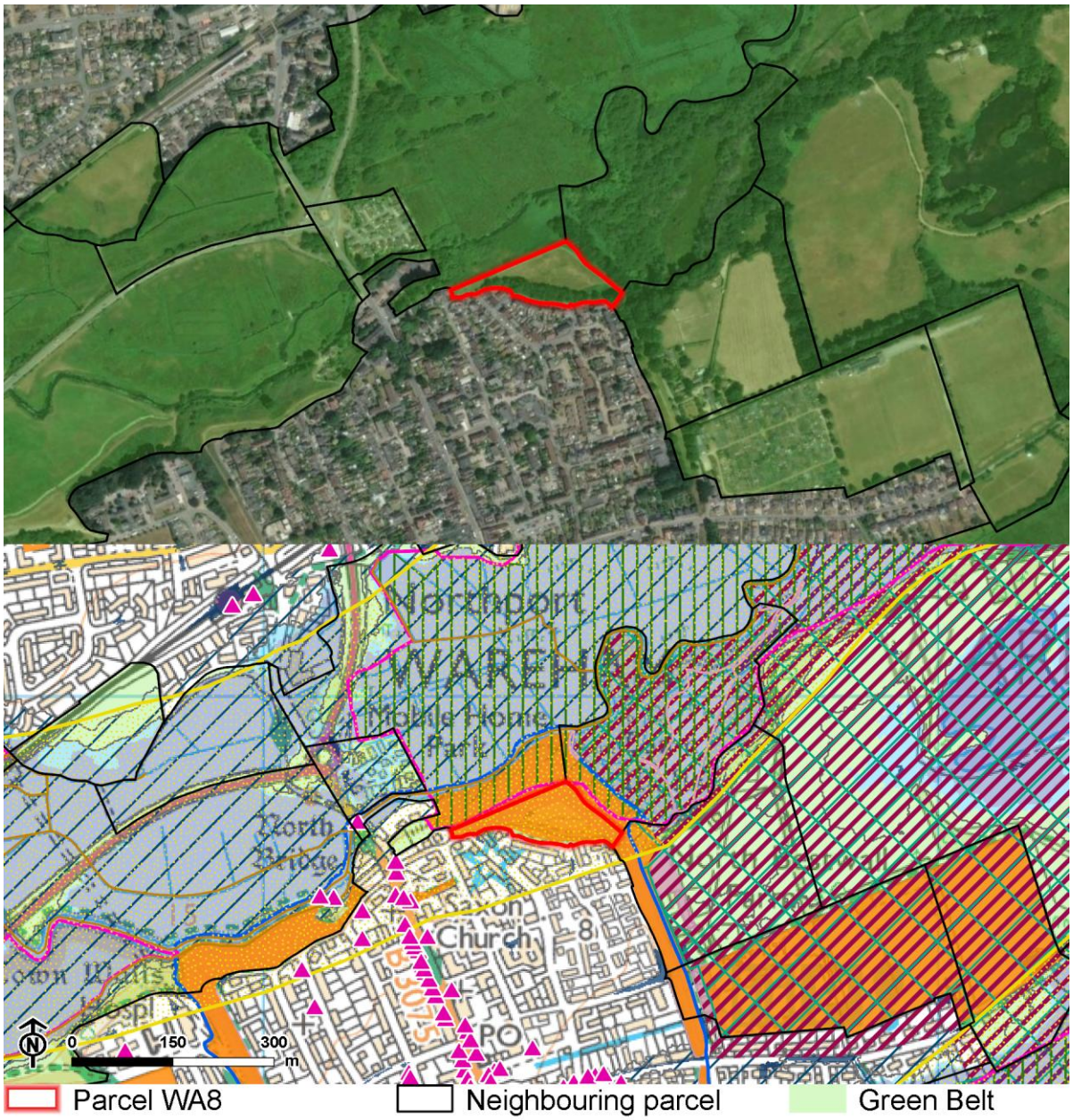
### Equal contribution

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

## Grey Belt

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

# Parcel WA8




Parcel WA8 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

# Contribution of land in Parcel WA8

## Parcel WA8 Assessment Conclusions

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

## Parcel WA8 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located between the northern and southern areas of Wareham. Parcel size: 1ha.<br>There is a consistent, well-defined boundary between the settlement and the parcel. A mature row of trees separates the parcel from adjacent residential development.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a strong perception of urban development outside of the parcel. The parcel is adjacent to residential development to the south, and due to the small size of the parcel, it is considered there will be a strong perception of urban development.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider countryside. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Wareham is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is 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. There is some urbanising influence associated with development along the urban edge of Wareham to the south of the parcel. |

**Parcel WA8**

| 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. The Wareham Walls run along the north and east boundaries of the parcel, forming 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The gap between the southern area of Wareham and Upton is approximately 7km wide. The overall gap between towns 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? | 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 |

**Parcel WA8**

## 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 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. There is some urbanising influence associated with development along the urban edge of Wareham to the south 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 historic town walls form a strong outer boundary to the north which would limit the urbanising impact of development on adjacent open land. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. The historic Saxon Wareham Walls run along the northern and eastern parcel boundaries and as such, the parcel forms the immediate setting of a key heritage asset within the town. |

## Purpose E – Assisting in urban regeneration:

### Equal contribution

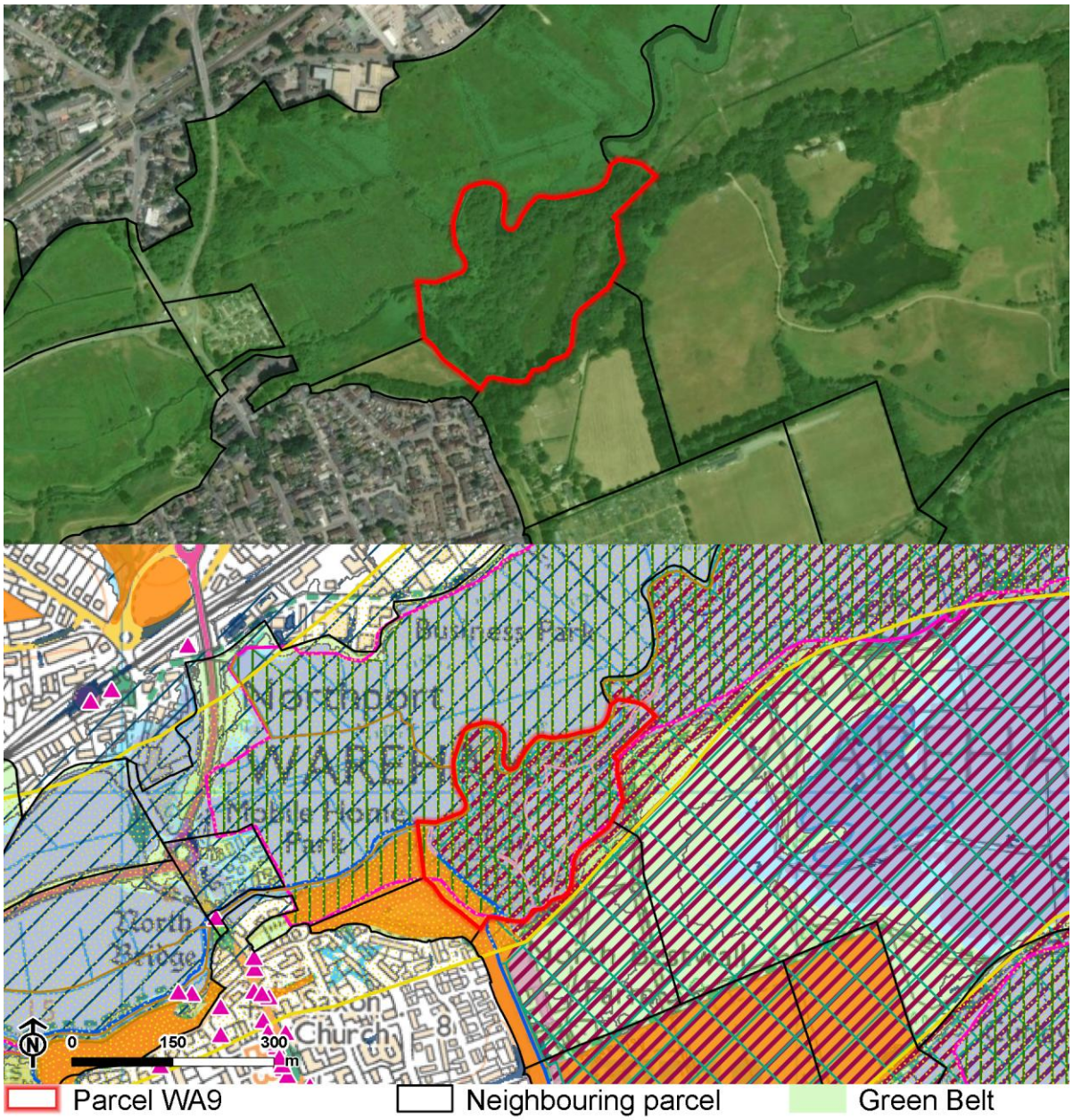
All Green Belt land plays an equal role in relation to this purpose.

**Parcel WA8**

## Grey Belt

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

# Parcel WA9




Parcel WA9 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

# Contribution of land in Parcel WA9

## Parcel WA9 Assessment Conclusions

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

## Parcel WA9 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located between the northern and southern areas of Wareham. Parcel size: 6ha.<br>There is a strong boundary feature between the settlement and the parcel. The parcel is comprised mostly of woodland, forming a strong boundary feature.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is in the floodplain at a lower elevation than the urban edges, contributing to a sense of separation.<br>There is a weak perception of urban development outside of the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. |

## 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 near to a large built-up area. Wareham is 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 free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is free from urbanising influences associated with development outside the parcel. |
| 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 the woodland within the |

| Assessment Considerations | Assessment |
|---|---|
| | parcel, 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 of land in the parcel would have an incongruous impact on the urban pattern. Boundary features including the woodland and the River Piddle between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## 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. The gap between the southern area of Wareham and Upton is approximately 7km wide. The overall gap between towns 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? | 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. |

**Parcel WA9**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only treed internal 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:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. The historic Saxon Wareham Walls run along the south west parcel boundary and as such, the parcel forms the immediate setting of a key heritage asset within the town. The Wareham Conservation Area also lies partially within the parcel. |

## Purpose E – Assisting in urban regeneration:

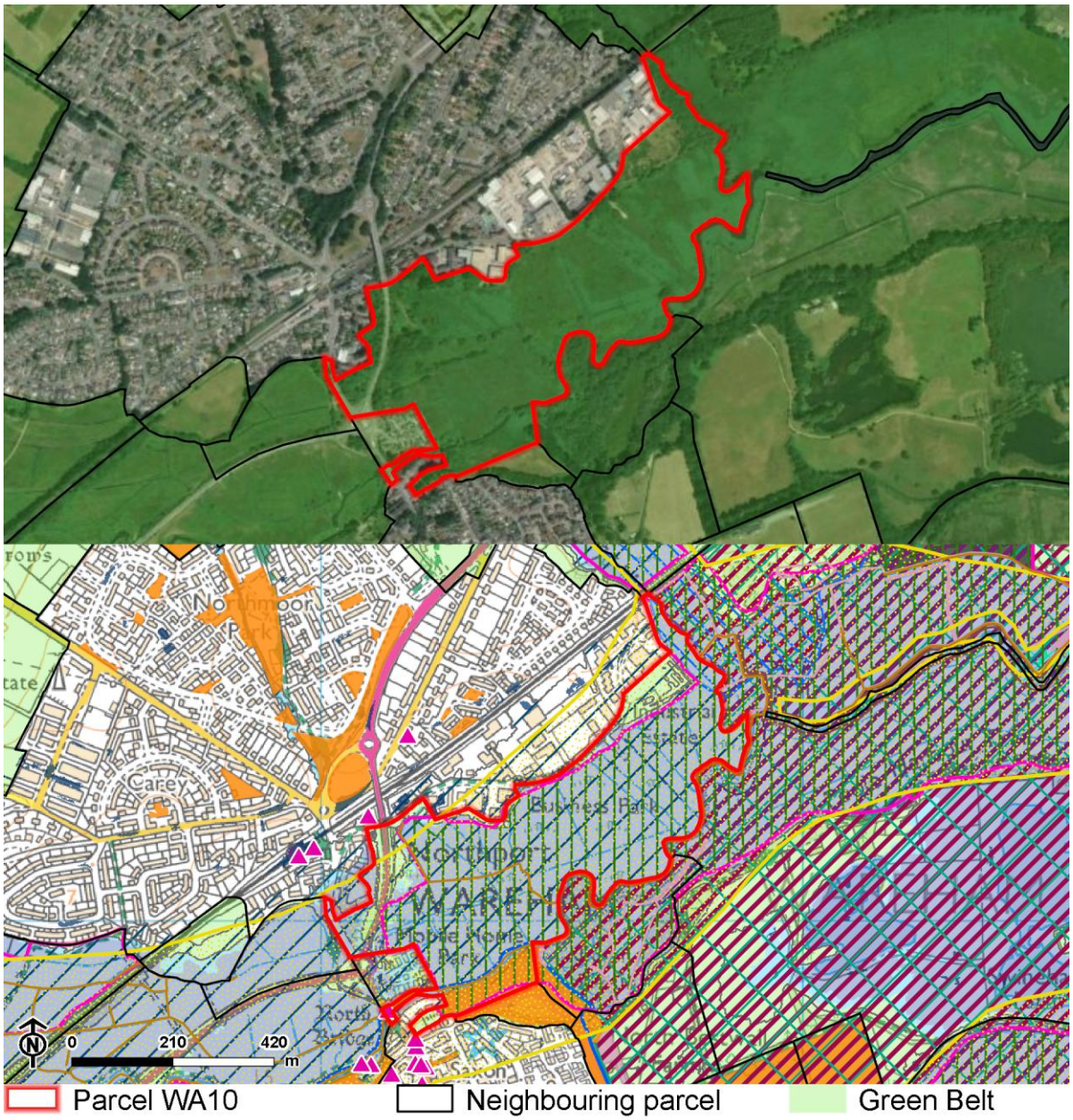
### Equal contribution

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

## Grey Belt

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

# Parcel WA10




**Potential development constraints**

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

# Contribution of land in Parcel WA10

## Parcel WA10 Assessment Conclusions

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

## Parcel WA10 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is to the east of Wareham, between the northern and southern clusters of Wareham. Parcel size: 27ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. The River Piddle and the historic town walls form a boundary against the urban area to the south. Mature trees create some separation from the urban edge to the north.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is in the floodplain, downslope from the urban edges to the north and south resulting in some distinction from the urban area and a strong relationship with the wider floodplain.<br>There is some perception of urban development outside of the parcel, particularly of the industrial area of Wareham along Sandford Lane on the southern side of the railway. The perception of urban development from the parcel is limited by trees along the northern parcel boundary.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is a strong perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The parcel has a strong relationship with the wider floodplain. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |

**Parcel WA10**

| 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. There is some urbanising influence associated with development in Wareham. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel does not have any significant internal boundaries, so development within it would in turn increase 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 have an incongruous impact on the urban pattern. The River Piddle and tree-lined boundaries between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## 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. There is a wide gap between Wareham and Upton. However, this is interrupted by intervening smaller settlements Sandford and Holton Heath, to the north east of Wareham. The Wareham Channel, River Piddle and Lytchett Bay represent strong physical boundary features within the gap. |
| 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. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Wareham. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel lacks significant internal boundary features, 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:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. The parcel makes a strong contribution to the town's special character. The historic Saxon Wareham Walls run along the south west parcel boundary and as such, the parcel forms the immediate setting of a key heritage asset within the town. The Wareham Conservation Area also lies partially within the parcel. |

**Parcel WA10**

## Purpose E – Assisting in urban regeneration:

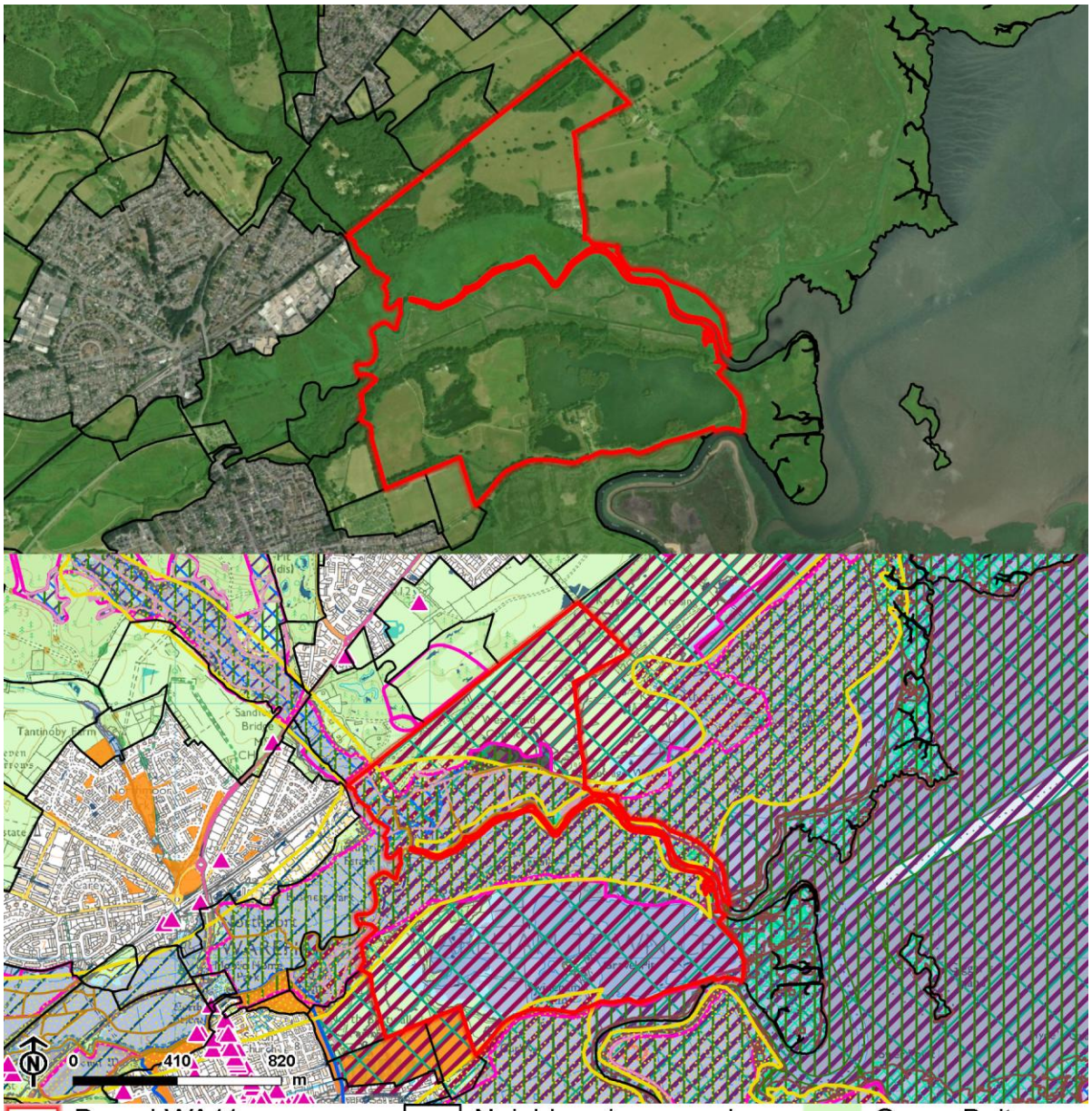
### Equal contribution

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

## Grey Belt

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

# Parcel WA11




**Potential development constraints**

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

**Parcel WA11**

# Contribution of land in Parcel WA11

## Parcel WA11 Assessment Conclusions

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

## Parcel WA11 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the east of Wareham. Parcel size: 148ha.<br>There is a consistent, well-defined boundary between the settlement and the parcel. There is a consistent tree line along the western parcel boundary.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel sits at a lower elevation than the surrounding settlement areas, but this has a limited impact due to the distance between the parcel and the urban edge.<br>There is a weak perception of urban development outside of the parcel. The distance from the urban edge and boundary features combine to result in a weak perception of urban development.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a farm within the parcel, which is not considered to constitute urban development.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel is not contained by urban development, and is dominated by views of the open countryside. |

## 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 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 free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is free from urbanising influences associated with development outside the parcel. |

**Parcel WA11**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Piddle, lakes and the thick treed boundaries which currently give 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 of land in the parcel would have an incongruous impact on the urban pattern. The River Piddle, lakes and the tree boundaries between the parcel and the urban edges to the west give the parcel a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## 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. The gap between the eastern area of Wareham and Upton is approximately 7km wide. The overall gap between towns is interrupted by the intervening settlements Sandford and Holton Heath, and features strong physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay. |
| 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 |

**Parcel WA11**

## 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. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes some contribution to the town's special character. There are potentially views between the parcel and the River Piddle and the Conservation Area within the historic town of Wareham. Its semi-rural character also forms a generic part of the setting of Wareham. |

## Purpose E – Assisting in urban regeneration:

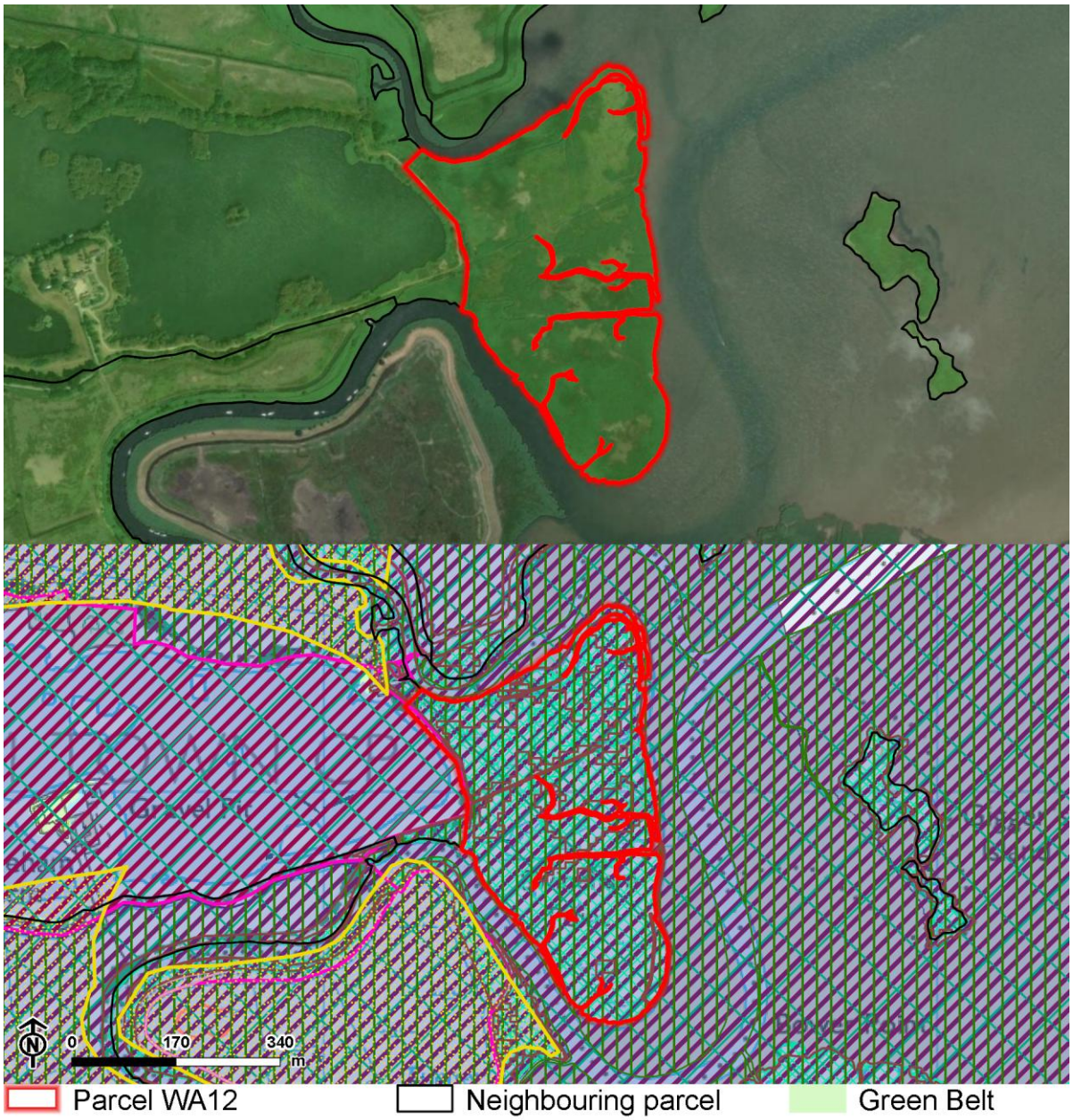
### Equal contribution

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

## Grey Belt

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

# Parcel WA12




**Potential development constraints**

- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- 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
- Mediterranean saltmarsh scrub

# Contribution of land in Parcel WA12

## Parcel WA12 Assessment Conclusions

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

## Parcel WA12 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the east of Wareham. Parcel size: 16ha.<br>Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Perception is limited by the surrounding channel, river and lake. |

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

### Weak/No contribution

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

## 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. In the vicinity of this parcel there is a robust gap between Wareham and Upton. The parcel is too peripheral to play a role in preserving that gap. |
| 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. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is 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. 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. The parcel is 1.2km from the edge of Wareham and has no relationship with historic parts of the settlement or approaches to it. |
| 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:

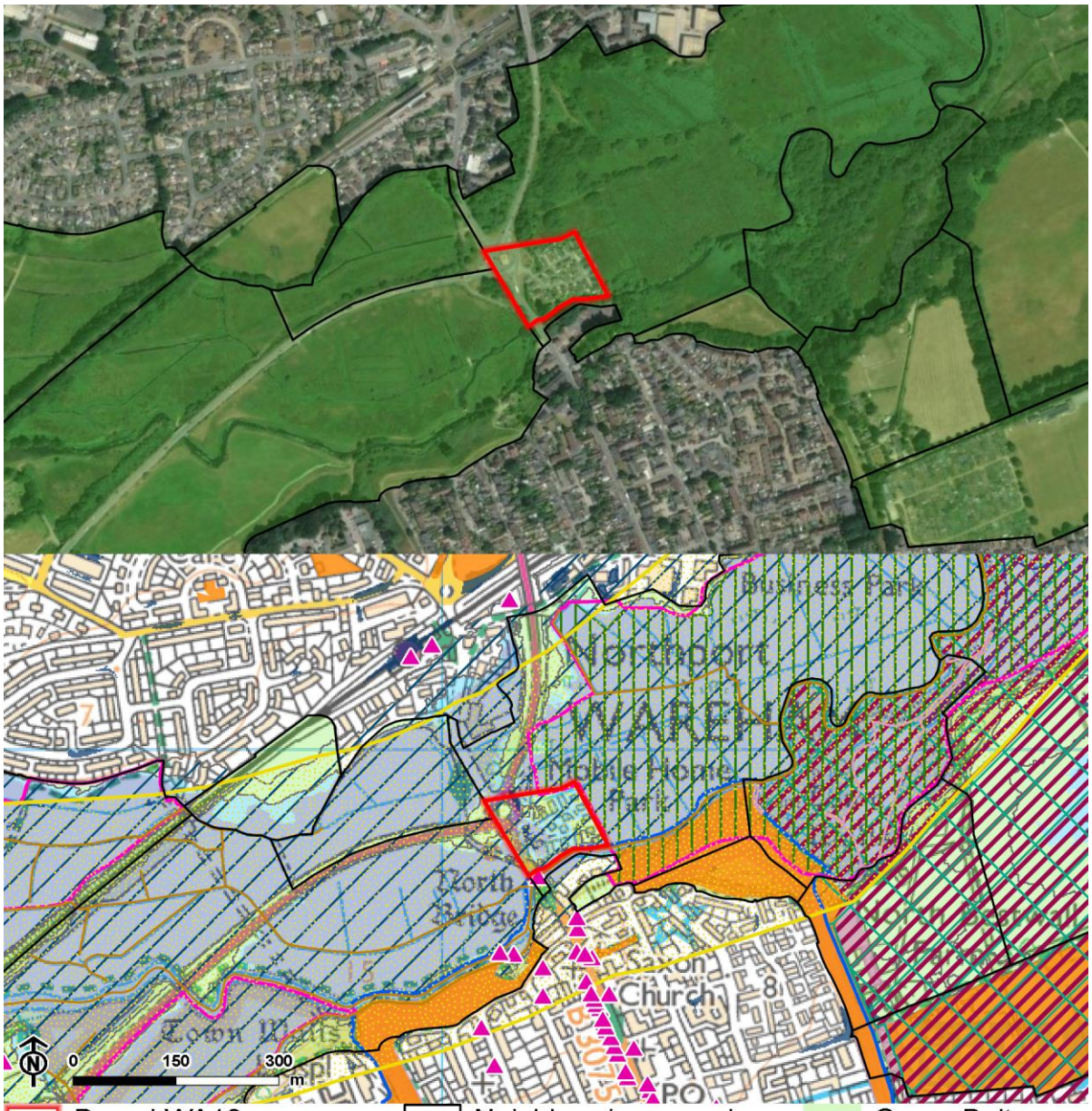
### Equal contribution

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 WA13




Parcel WA13 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

**Parcel WA13**

# Contribution of land in Parcel WA13

## Parcel WA13 Assessment Conclusions

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

## Parcel WA13 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located between the northern and southern areas of Wareham. Parcel size: 1ha.<br>Boundary features within the gap between the settlement and the parcel combine to create moderate separation. An area of woodland and the River Piddle sit between the parcel and the southern area of Wareham. The A351 and mature trees separate the parcel from the urban area to the north.<br>There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The southern area of Wareham is separated from the parcel by the historic town walls. Wareham is also at a higher elevation than the parcel, resulting in strong distinction. However, the landform only changes subtly towards the dwellings to the north of the parcel, resulting in less distinction from the northern side of Wareham.<br>There is some perception of urban development outside of the parcel. Natural features and landform changes significantly reduce the perception of the urban area. However, the parcel is comprised of residential development and is immediately adjacent to a large roundabout, which has an association with the urban area.<br>There is significant urbanising influence associated with development, land use and activity in the Green Belt.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |

**Parcel WA13**

| 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. There is some urbanising influence associated with development in Wareham. |
| 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 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. There is a wide gap between Wareham and Upton. However, this is interrupted by intervening smaller settlements Sandford and Holton Heath, to the north east of Wareham. The Wareham Channel, River Piddle and Lytchett Bay represent strong physical boundary features within the gap. |
| 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 |

**Parcel WA13**

## 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 |

## 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 forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes no notable contribution to the town's special character. There are no heritage assets within the parcel that contribute to the significance of Wareham as a historic town |

## Purpose E – Assisting in urban regeneration:

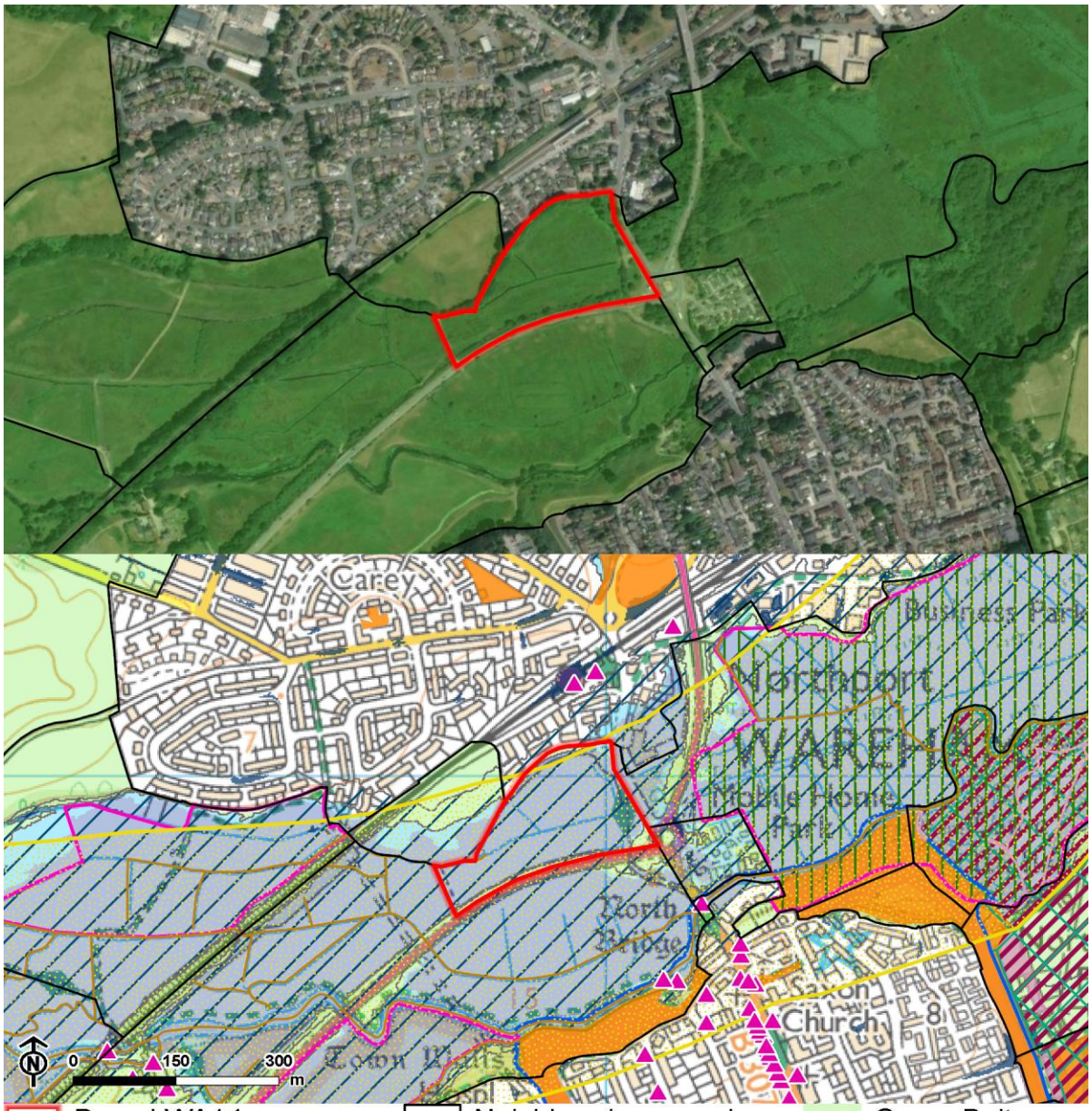
### Equal contribution

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 WA14




**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

**Parcel WA14**

# Contribution of land in Parcel WA14

## Parcel WA14 Assessment Conclusions

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

## Parcel WA14 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located between the northern and southern areas of Wareham. Parcel size: 4ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. Trees form a boundary against the adjacent urban edge to the north. To the south, the A351 and associated hedgerow, as well as the River Piddle, form a boundary against Wareham.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. Whilst there is not a significant change in elevation, the floodplain valley floor is a distinct landform, with a strong relationship with the wider floodplain creating a sense of separation from the urban area.<br>There is some perception of urban development outside of the parcel. The parcel is adjacent to a residential to the north. Whilst there is a row of mature trees, this does not form a strong year-round boundary.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is a strong relationship with the wider floodplain. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a 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. There is some urbanising influence associated with development in Wareham. |

**Parcel WA14**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow internal boundaries, and does not have strong external boundaries to the north and west, so development within it would in turn increase 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 have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. |

## 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. |

**Parcel WA14**

| 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. There is some urbanising influence associated with development in Wareham. |
| 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 tree 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:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes some contribution to the town's special character. There are potential views between the parcel and the Conservation Area within the historic town of Wareham. Its semi-rural character also forms a part of the setting of Wareham which makes some contribution to the town's special character. |

## Purpose E – Assisting in urban regeneration:

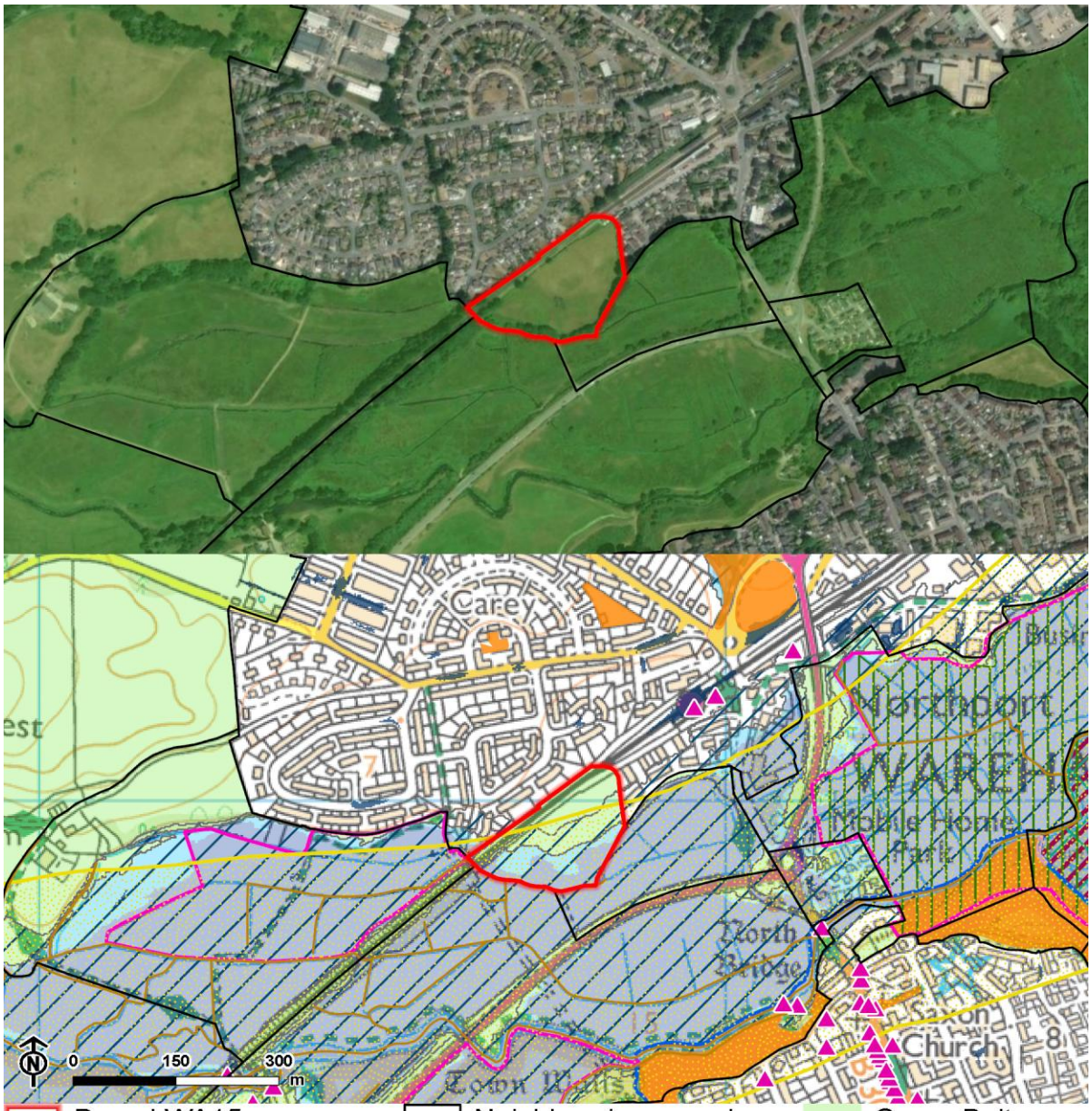
### Equal contribution

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

## Grey Belt

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

# Parcel WA15




**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

**Parcel WA15**

# Contribution of land in Parcel WA15

## Parcel WA15 Assessment Conclusions

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

## Parcel WA15 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located between the northern and southern areas of Wareham. Parcel size: 2ha.<br>There is a moderate boundary feature between the settlement and the parcel. The railway to the north forms a strong boundary to the settlement edge of the Northport area of Wareham.<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 urban area is visible to north and east of parcel, creating some sense of containment.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is 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 no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only a tree line along the southern boundary, which would only be an effective visual boundary when in leaf. |

| Assessment Considerations | Assessment |
|---|---|
| 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 containment by the urban area. |

## 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:

### 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 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 WA15**

| Assessment Considerations | Assessment |
|---|---|
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The tree line clearly marks the parcel boundary to the south. Development within the parcel would not materially increase urbanising influences beyond the parcel boundaries. The surrounding land is already subject to an equivalent or greater degree of urban influence, meaning that development would not introduce urbanising effects into areas that are currently less influenced by built development. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes some contribution to the town's special character. The parcel is on the margin of the floodplain, and although not strongly prominent in the setting of Wareham, it contains the scale of development in an area close to the historic walled town. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham. |

## Purpose E – Assisting in urban regeneration:

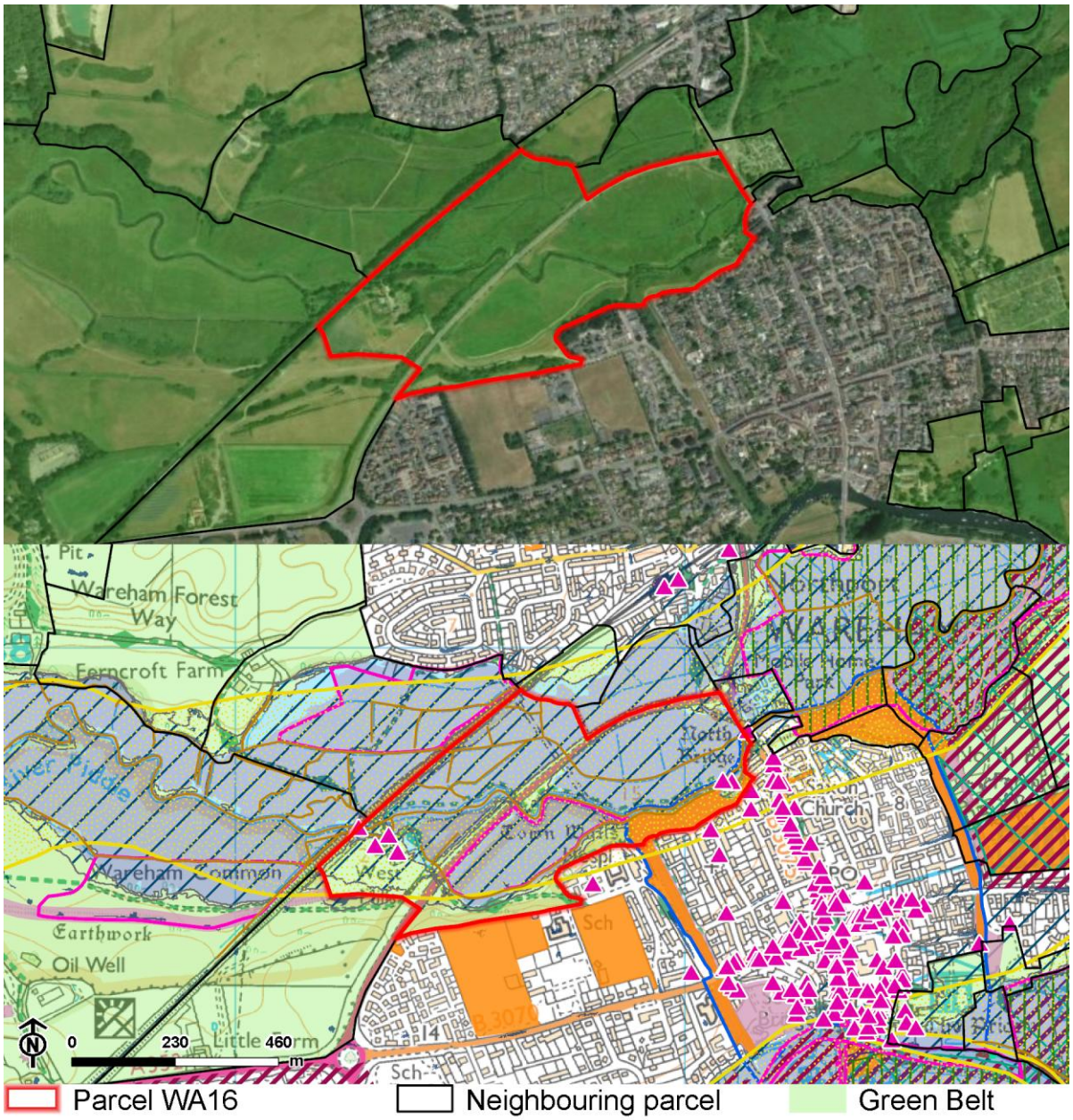
### Equal contribution

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 WA16




**Potential development constraints**

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

**Parcel WA16**

# Contribution of land in Parcel WA16

## Parcel WA16 Assessment Conclusions

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

## Parcel WA16 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located between the northern and southern areas of Wareham. The River Piddle runs through the centre of the parcel. Parcel size: 29ha. |
| There are consistent strong boundary features between the settlement and the parcel. The historic Wareham Walls form a strong physical and visual barrier between the parcel and the urban edge to the south. The railway line and surrounding trees form a strong boundary to the north against the Northport area of Wareham. |
| There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel, due to its location on the River Piddle floodplain. The parcel sits at a lower elevation than the Wareham walls and urban edge to the south, creating a clear sense of separation. The landform then rises again towards the northern area of Wareham. |
| There is a weak perception of urban development outside of the parcel. The Wareham town walls and the landform form strong distinction from the urban edge to the south. Trees and the railway obscure the view of urban development to the north. |
| 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. The parcel has a strong relationship with the wider floodplain. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a 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. There is some urbanising influence associated with development in Wareham. |

**Parcel WA16**

| 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 features including the railway line, town walls and landform, which currently give 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 of land in the parcel would have an incongruous impact on the urban pattern. Boundary features including the railway line and the town walls, in addition to the landform changes between the parcel and the urban edges to the north and south mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## 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. |

**Parcel WA16**

| 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. There is some urbanising influence associated with development in Wareham. |
| 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 north of 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:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. Land lies in the immediate visual setting of the northern section of the town wall, which in this area still provides a strong sense of forming the edge of the town. Overall the area makes a strong contribution to preserving the setting and special character of Wareham. |

## Purpose E – Assisting in urban regeneration:

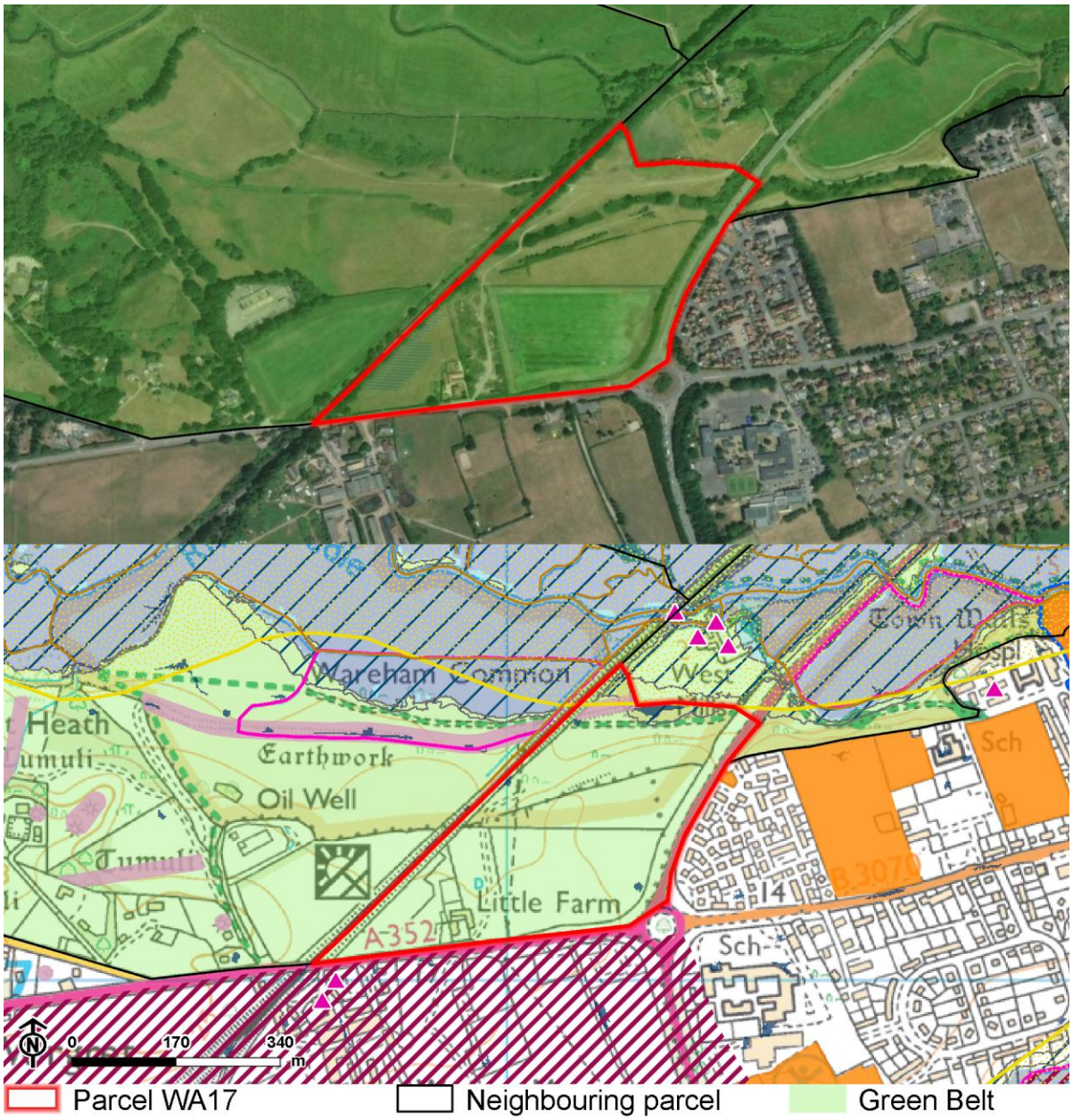
### Equal contribution

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

## Grey Belt

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

# Parcel WA17




**Potential development constraints**

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

# Contribution of land in Parcel WA17

## Parcel WA17 Assessment Conclusions

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

## Parcel WA17 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located on the south eastern edge of Wareham. Parcel size: 15ha.<br>There is a consistent strong boundary feature between the settlement and the parcel. The parcel is separated from Wareham to the east by the A351 and associated hedgerows. To the south west, Worgret, a small industrial area, sits adjacent to the parcel, separated by the A352 and hedgerow.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. Whilst the urban edge may be visible from some areas within the parcel, strong boundaries limit perception of the urban area.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development within the parcel includes two farm complexes and a small solar site. As the majority of the parcel remains open, this is not considered to have a significant urbanising influence on the remainder of the parcel.<br>There is some perception of the wider countryside, limiting the impact of any existing urbanising influence. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a 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 WA17**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the parcel's strong boundary features, including the A352 and A351, which currently give 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 of land in the parcel would have an incongruous impact on the urban pattern. Boundary features, including the River Piddle and A351, mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## 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. |

**Parcel WA17**

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

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. The parcel makes a strong contribution to the town's special character as part of the Linear earthwork on Wareham Common (scheduled monument) lies within it. The parcel is also prominent in views towards the historic town across the valley of the River Piddle, although modern development and the A352 separate it from the historic core. Overall, the area makes a strong contribution to the setting and special character of Wareham. |

## Purpose E – Assisting in urban regeneration:

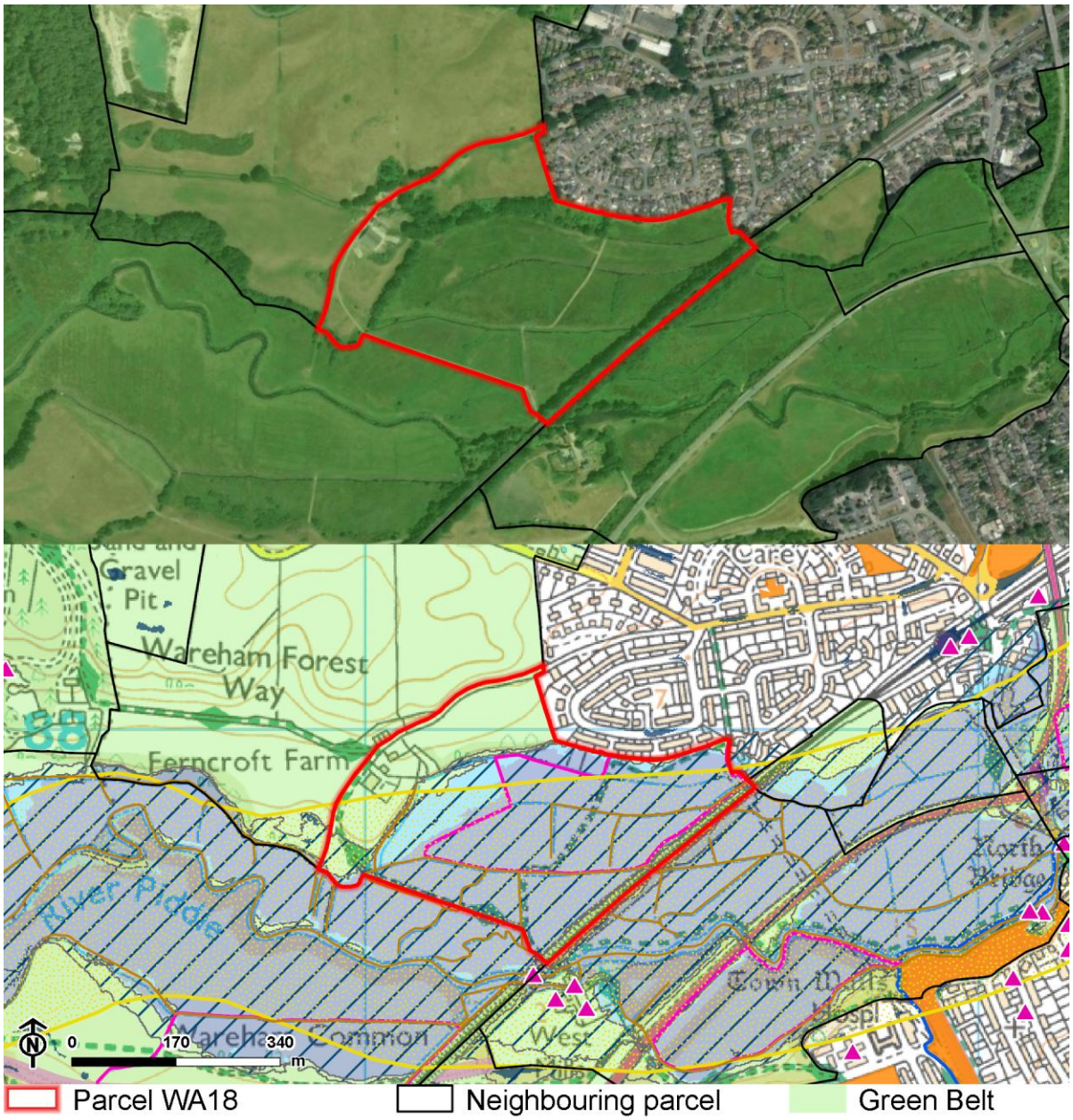
### Equal contribution

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

## Grey Belt

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

# Parcel WA18




Parcel WA18 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- Ramsar site
- Site of Special Scientific Interest
- Peaty soil
- 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 WA18**

# Contribution of land in Parcel WA18

## Parcel WA18 Assessment Conclusions

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

## Parcel WA18 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is on the western edge of Wareham. Parcel size: 17ha.<br>There are no significant boundary features to separate the parcel from the settlement.<br>There is some change in landform to create a sense of separation between the settlement and the parcel. Beyond the parcel boundary, the elevation rises northwards into the urban area. Whilst there is not a significant change in elevation, the floodplain valley floor is a distinct landform, with a strong relationship with the wider floodplain creating a sense of separation from the urban area.<br>There is some perception of urban development outside of the parcel. The urban edge of Wareham is visible to the north east.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There is a strong relationship with the wider floodplain. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is 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. There is some urbanising influence associated with development in Wareham. |

**Parcel WA18**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel does not have any significant physical boundary features, so development within the parcel would in turn increase 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 have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. |

## 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. |

**Parcel WA18**

| 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. There is some urbanising influence associated with development in Wareham. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel does not feature any strong boundary features, 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:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes some contribution to the town's special character. Land lies on the floodplain of the River Piddle, forming part of the peripheral setting of the town. The well-treed railway line creates visual separation. Overall, the area makes a moderate contribution to preserving the setting and special character of Wareham. |

## Purpose E – Assisting in urban regeneration:

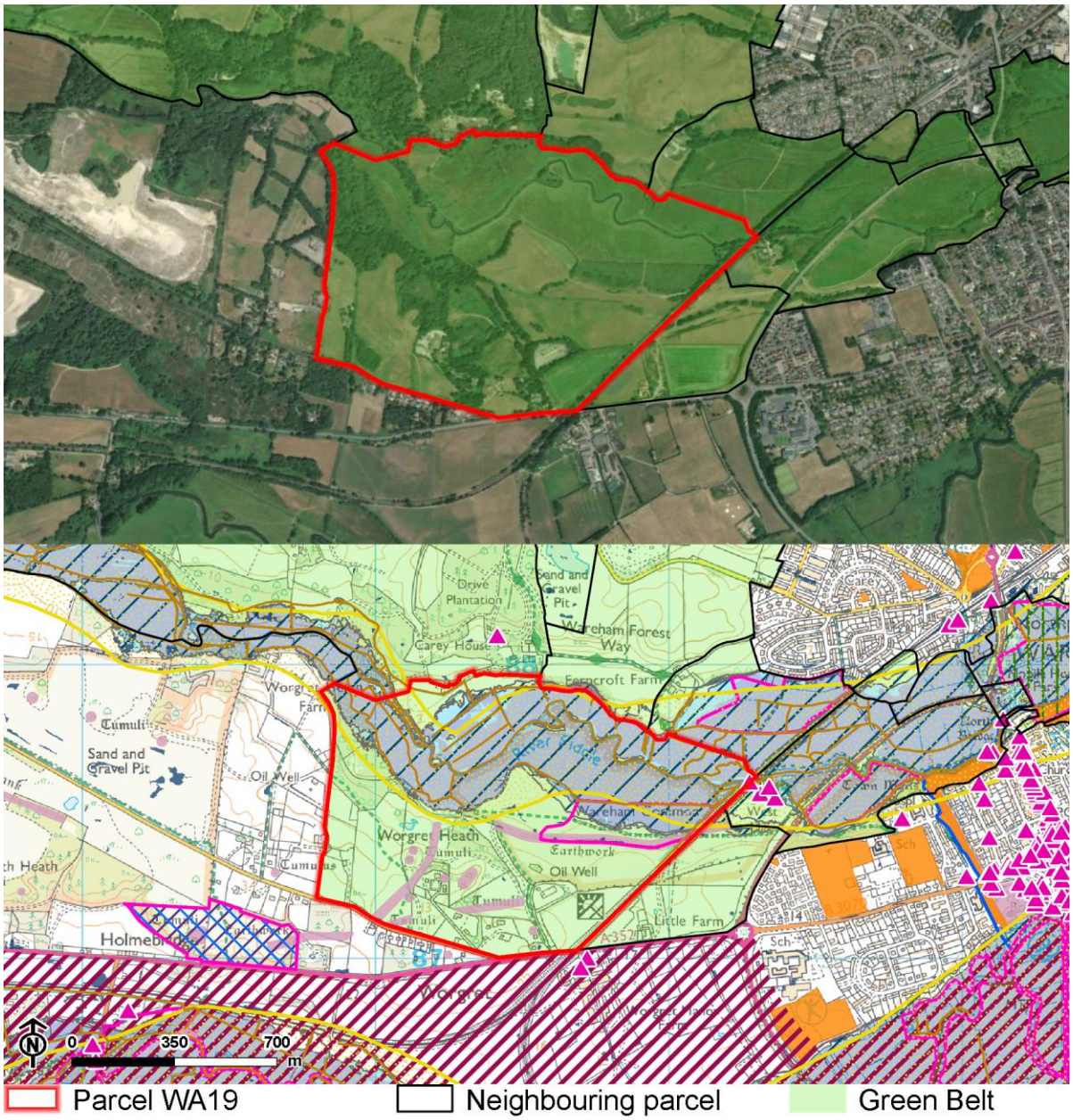
### Equal contribution

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

## Grey Belt

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

# Parcel WA19




Parcel WA19 | Neighbouring parcel | Green Belt

**Potential development constraints**

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Lowland fens
- Coastal saltmarsh
- Peaty soil
- National Landscape
- Heritage Coast
- 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 WA19**

# Contribution of land in Parcel WA19

## Parcel WA19 Assessment Conclusions

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

## Parcel WA19 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the west of Wareham. Parcel size: 100ha.<br>Boundary features within the gap between the settlement and the parcel combine to create strong separation. The railway sits between the parcel and the southern area of Wareham to the east, while the River Piddle forms a strong boundary to the north.<br>There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The landform slopes down from the west of the parcel towards the flood plain, before rising towards Wareham to the east and north.<br>There is a weak perception of urban development outside of the parcel.<br>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is some light industrial use to the south of the parcel. However, the vast majority of the parcel is open land.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. |

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

### Strong 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? | The parcel is free from urbanising influences associated with development outside the parcel. |

**Parcel WA19**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the River Piddle and the railway line, which currently give 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 of land in the parcel would have an incongruous impact on the urban pattern. Boundary features including the River Piddle, railway line and A351, in addition to landform changes and the distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## 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. |

**Parcel WA19**

| 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 free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. Whilst there is a degree of containment due to the River Piddle, railway line, and woodland areas, any partial release of the parcel would be likely to weaken the remainder. Development within the parcel would therefore increase the urbanising impact of development on adjacent open land. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. Wareham is a historic town and this parcel forms part of its setting. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes a considerable contribution to the town's special character. The parcel makes a strong contribution to the town's special character as part of the Linear earthwork on Wareham Common (scheduled monument) lies within it. The parcel is also prominent in views towards the historic town across the valley of the River Piddle, although modern development and the A352 separate it from the historic core. Overall the area makes a strong contribution to the setting and special character of Wareham. |

## Purpose E – Assisting in urban regeneration:

### Equal contribution

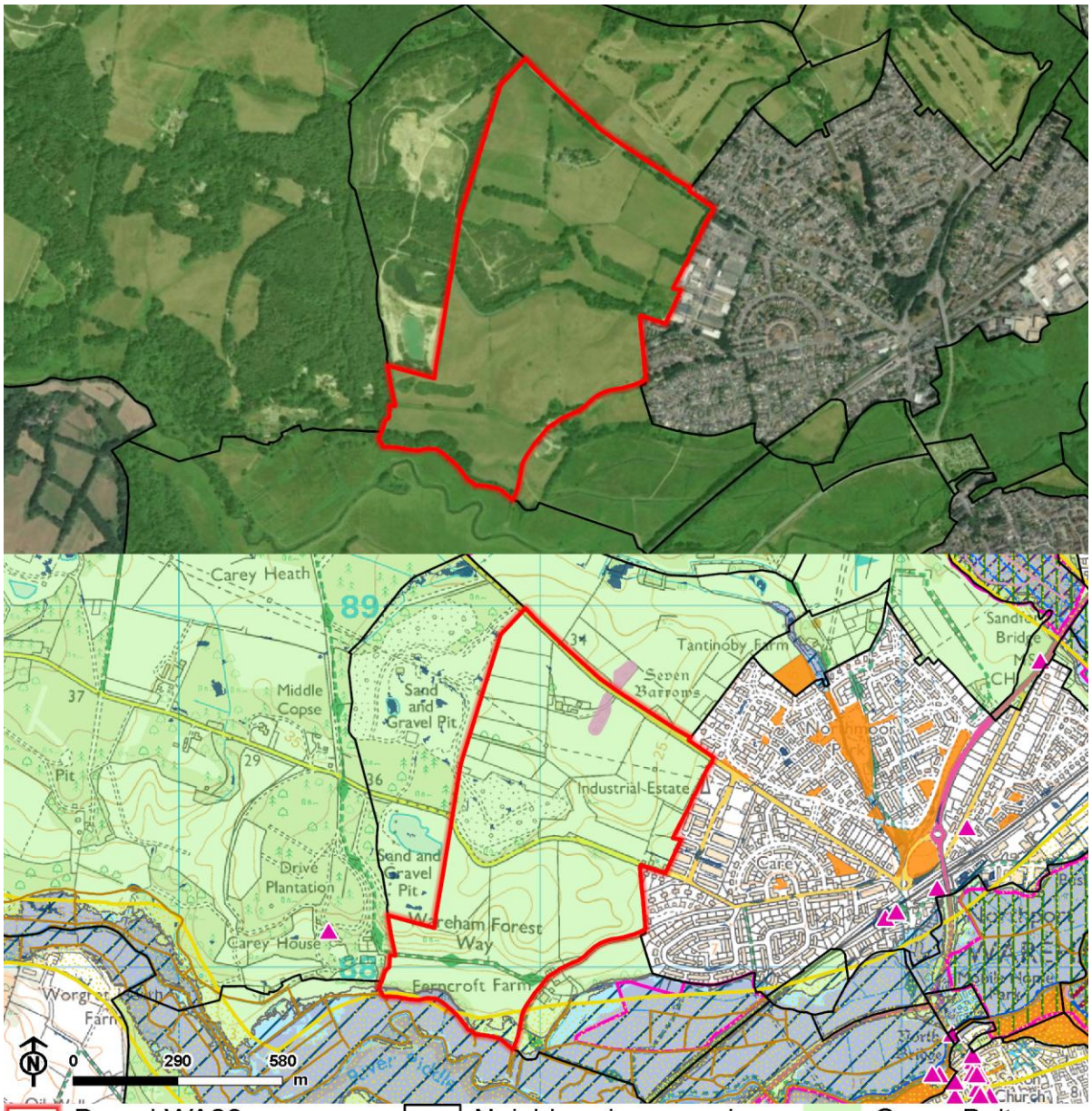
All Green Belt land plays an equal role in relation to this purpose.

**Parcel WA19**

## Grey Belt

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

# Parcel WA20




**Potential development constraints**

- Listed building
- Chalk river
- 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
- Conservation area
- Scheduled monument
- Local Green Space

**Parcel WA20**

# Contribution of land in Parcel WA20

## Parcel WA20 Assessment Conclusions

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

## Parcel WA20 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Parcel is located to the west of Wareham. Parcel size: 56ha.<br>There is a moderate boundary feature between the settlement edge and the parcel. A row of trees provides a moderate boundary along the urban edge to the east at the northern end of the parcel, however, this does not run consistently down the parcel boundary.<br>There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The landform slopes down to the east towards the settlement, creating a sense of separation from the urban edge.<br>There is some perception of urban development outside of the parcel. The parcel is adjacent to the urban edge.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Wareham is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is 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. There is some urbanising influence associated with development in Wareham to the east. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerows and trees at the boundary, so development within the parcel would in |

| Assessment Considerations | Assessment |
|---|---|
| | turn increase 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 have an incongruous impact on the urban pattern. The sloping landform from the parcel to the urban edge means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## 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. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Wareham to the east. |

**Parcel WA20**

| 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 trees at its 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:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. The parcel is located to the north-west of the town. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes some contribution to the town's special character. The parcel contains prehistoric remains (a Bronze Age barrow cemetery) of national importance that contribute to understanding the early occupation of the town's landscape. However these are located at distance from the historic core of the town, reducing the extent to which they contribute to its special character |

## Purpose E – Assisting in urban regeneration:

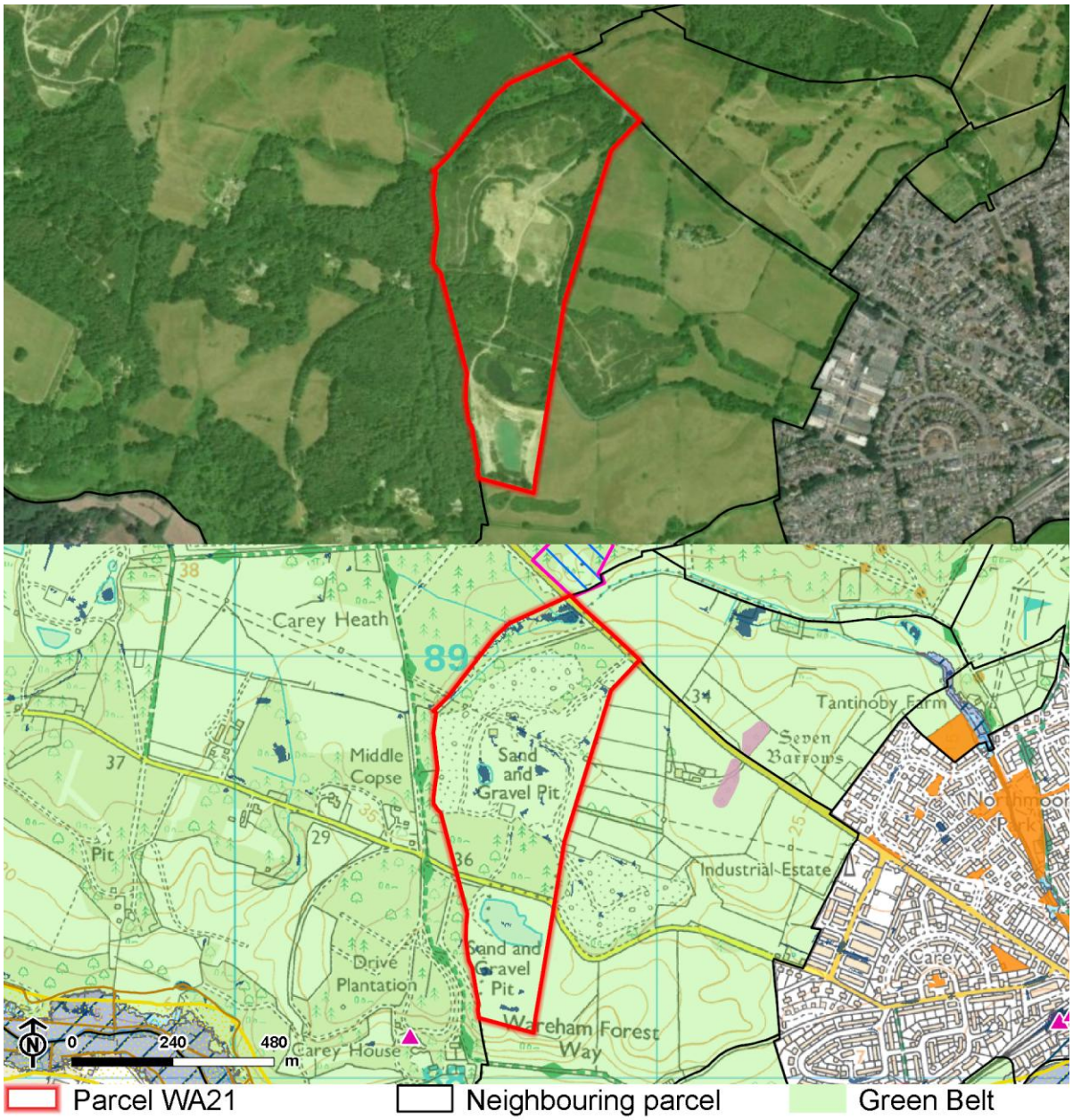
### Equal contribution

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

## Grey Belt

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

# Parcel WA21




**Potential development constraints**

- Listed building
- Chalk river
- Special Area of Conservation
- Site of Special Scientific Interest
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument
- Local Green Space

# Contribution of land in Parcel WA21

## Parcel WA21 Assessment Conclusions

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

## Parcel WA21 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the west of Wareham. Parcel size: 27ha.<br>There is a moderate boundary feature between the settlement and the parcel. Trees form a moderate but inconsistent boundary.<br>There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is a consistent decline in gradient from the parcel towards Wareham to the east.<br>There is a weak perception of urban development outside of the parcel. Distance and the change in landform result in limited perception of existing urban development.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is a quarry, woodland and heathland.<br>Natural features limit perception of the wider countryside. The woodland and excavations associated with quarrying limit perceptions of the surrounding countryside. |

## 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 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 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. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of boundary features, landform and distance from the urban edge, which currently give the parcel a strong sense of separation from urbanising influences. |

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features, landform and the distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## 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. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The elevation of the parcel and the boundaries of moderate |

| Assessment Considerations | Assessment |
|---|---|
| | strength mean that 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. The parcel is near to the northern area of Wareham, which is modern and has little relationship with historic parts of the settlement area to the south or approaches to it. |
| 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:

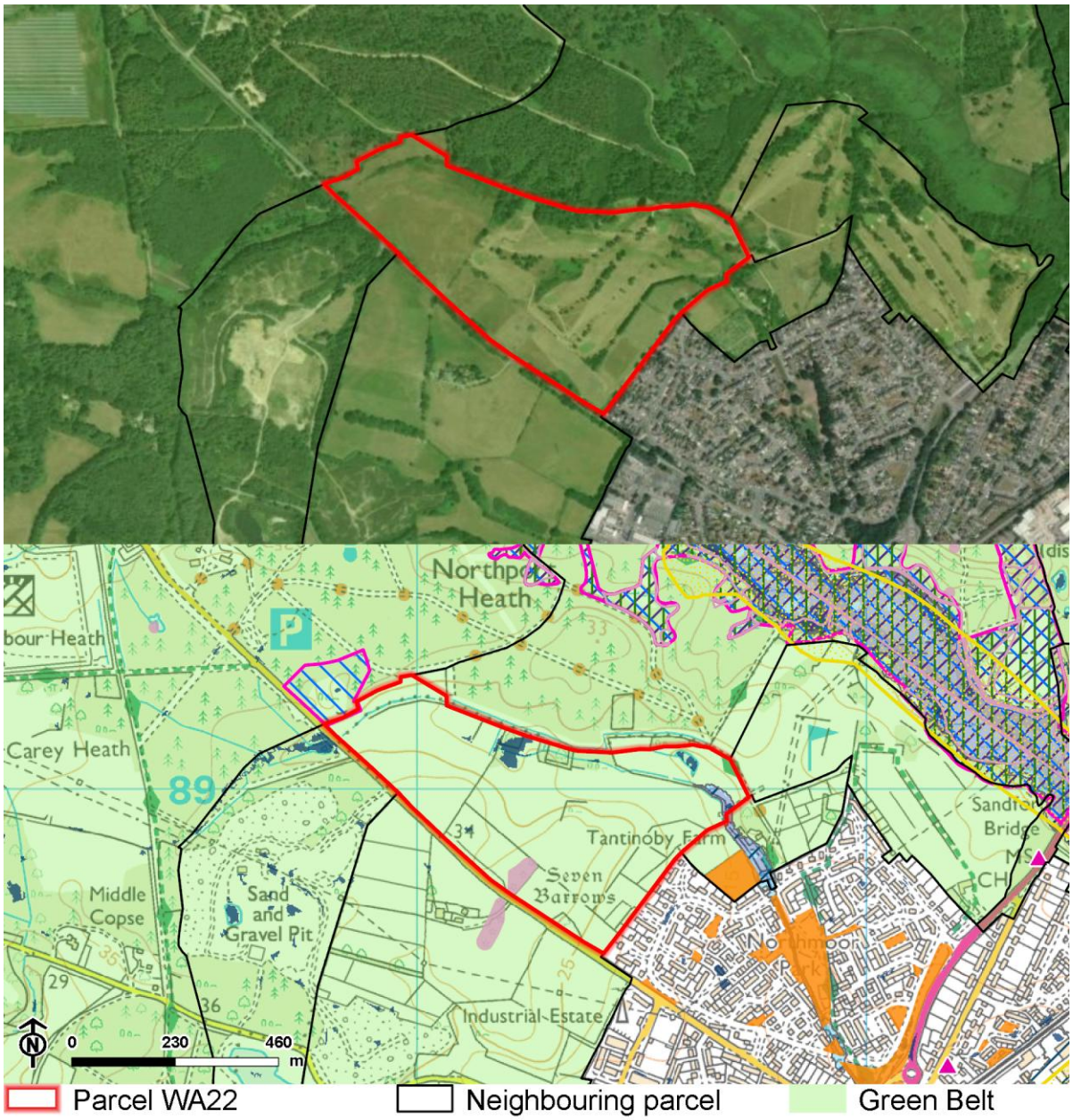
### Equal contribution

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

## Grey Belt

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

# Parcel WA22




**Potential development constraints**

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

# Contribution of land in Parcel WA22

## Parcel WA22 Assessment Conclusions

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

## Parcel WA22 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north of Wareham. Parcel size: 26ha.<br>There are no significant boundary features to separate the parcel from the settlement.<br>There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The landform slopes down towards the urban edge.<br>There is some perception of urban development outside of the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Wareham is a town and so is defined as a 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? | There is some urbanising influence associated with development outside of the parcel. There is some urbanising influence associated with development in Wareham adjacent to the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has no significant external boundary features to the east, south or west, so development within it would in turn increase the urbanising impact of development on adjacent open land. |

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The sloping landform from the parcel to the urban edge means that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern |

## 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. There is some urbanising influence associated with development in Wareham adjacent to the parcel. |

**Parcel WA22**

| 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, tree and minor road boundaries to the south and west, 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:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel forms part of the setting of a historic town. The parcel is located to the north-west of the historic town of Wareham. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | The parcel makes some contribution to the town's special character. The parcel contains prehistoric remains (a Bronze Age barrow cemetery) of national importance that contribute to understanding the early occupation of the town's landscape. However these are located at distance from the historic core of the town, reducing the extent to which they contribute to its special character. |

## Purpose E – Assisting in urban regeneration:

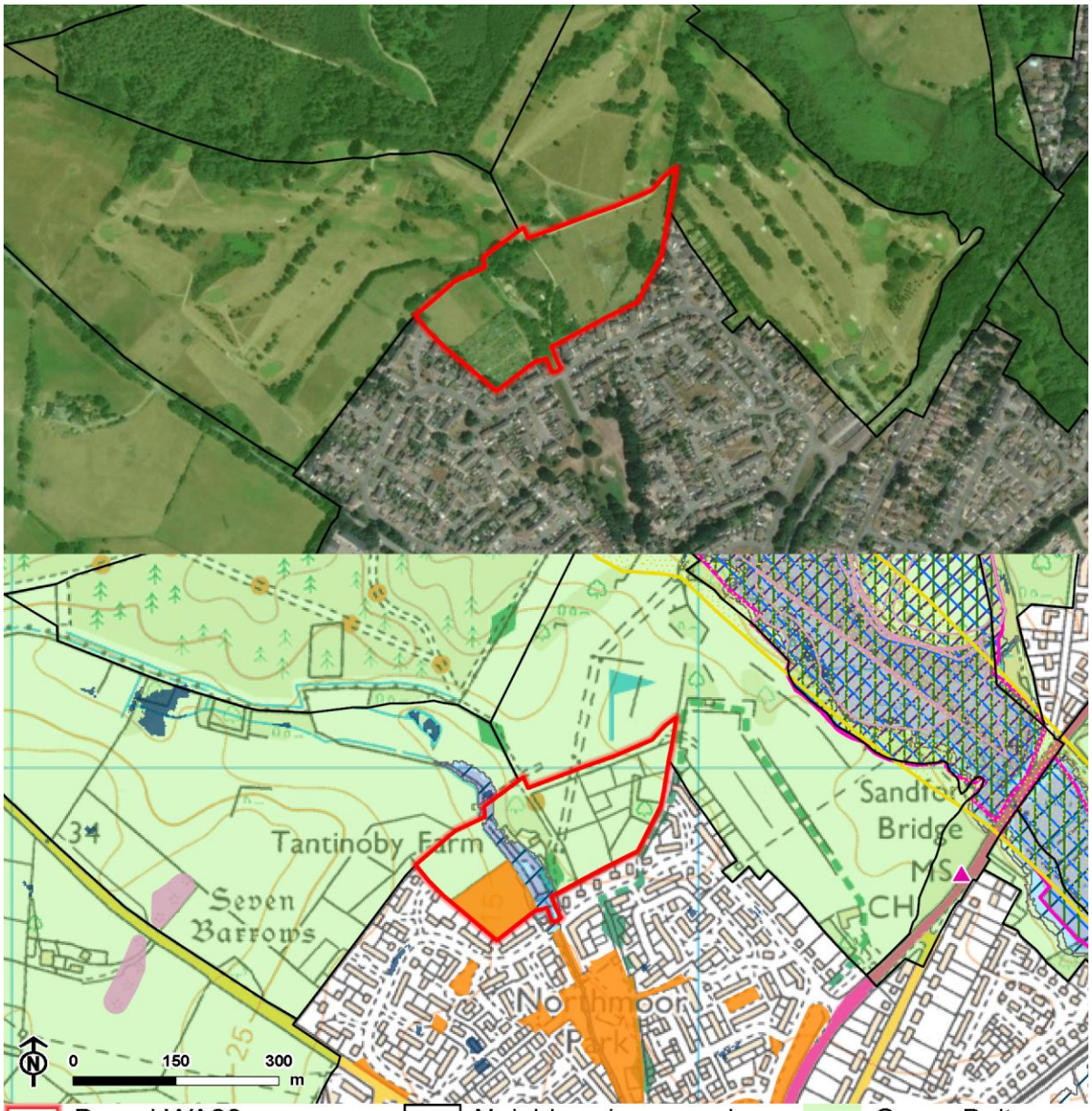
### Equal contribution

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

## Grey Belt

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

# Parcel WA23




**Potential development constraints**

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

**Parcel WA23**

# Contribution of land in Parcel WA23

## Parcel WA23 Assessment Conclusions

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

## Parcel WA23 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| This parcel is located to the north of Wareham. Parcel size: 5ha.<br>There are no significant boundary features to separate the parcel from the settlement.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a strong perception of urban development outside of the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Whilst allotments are associated with the urban area, the parcel also comprises open grassland, paddocks and farm buildings.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. |

## 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 adjacent to a large built-up area. The parcel is located between the northern and southern areas of Wareham. |
| 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. There is some urbanising influence associated with development in Wareham. |
| 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 line clearly marks the parcel boundary against the land with stronger distinction to the west. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A. |

| Assessment Considerations | Assessment |
|---|---|
| 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 containment by the urban area. |

## 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:

### Moderate contribution

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

**Parcel WA23**

| Assessment Considerations | Assessment |
|---|---|
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The tree line clearly marks the parcel boundary against the land with stronger distinction to the west. 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. 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:

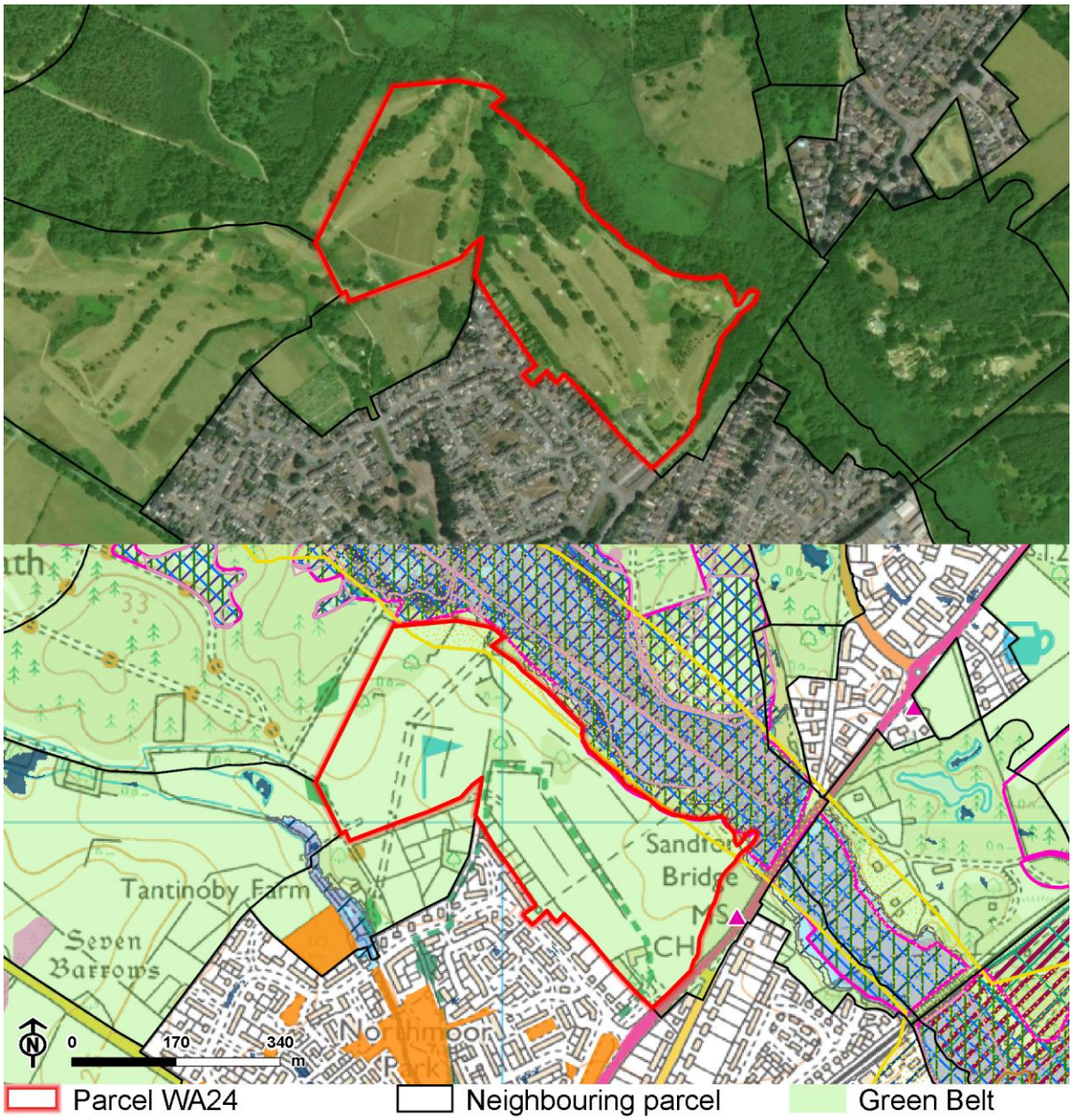
### Equal contribution

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

## 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 WA24




**Potential development constraints**

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Lowland fens
- Coastal saltmarsh
- 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 WA24**

# Contribution of land in Parcel WA24

## Parcel WA24 Assessment Conclusions

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

## Parcel WA24 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north of Wareham. Parcel size: 19ha.<br>There is a moderate boundary feature between the settlement and the parcel. Tree cover to the rear of residential gardens along the urban 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.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>The mature tree boundary to the north, east and south limits views to the wider 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 adjacent to a large built-up area. Wareham is a town and so is defined as a 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? | 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 thick, mature tree line clearly marks the parcel boundary to the north. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A. |

**Parcel WA24**

| 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. While the land contributes to maintaining the gap between Wareham and Sandford, the gap wouldn't be reduced much through the development of this parcel, and the woodland belts elsewhere in the gap are the key separating feature. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements Sandford and Holton Heath, and features significant physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel 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 overall 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 between Wareham and Sandford. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. |
| What is the extent of urbanising development in the parcel? | 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. The mature tree line clearly marks the parcel boundary to the north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C. |

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

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. 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

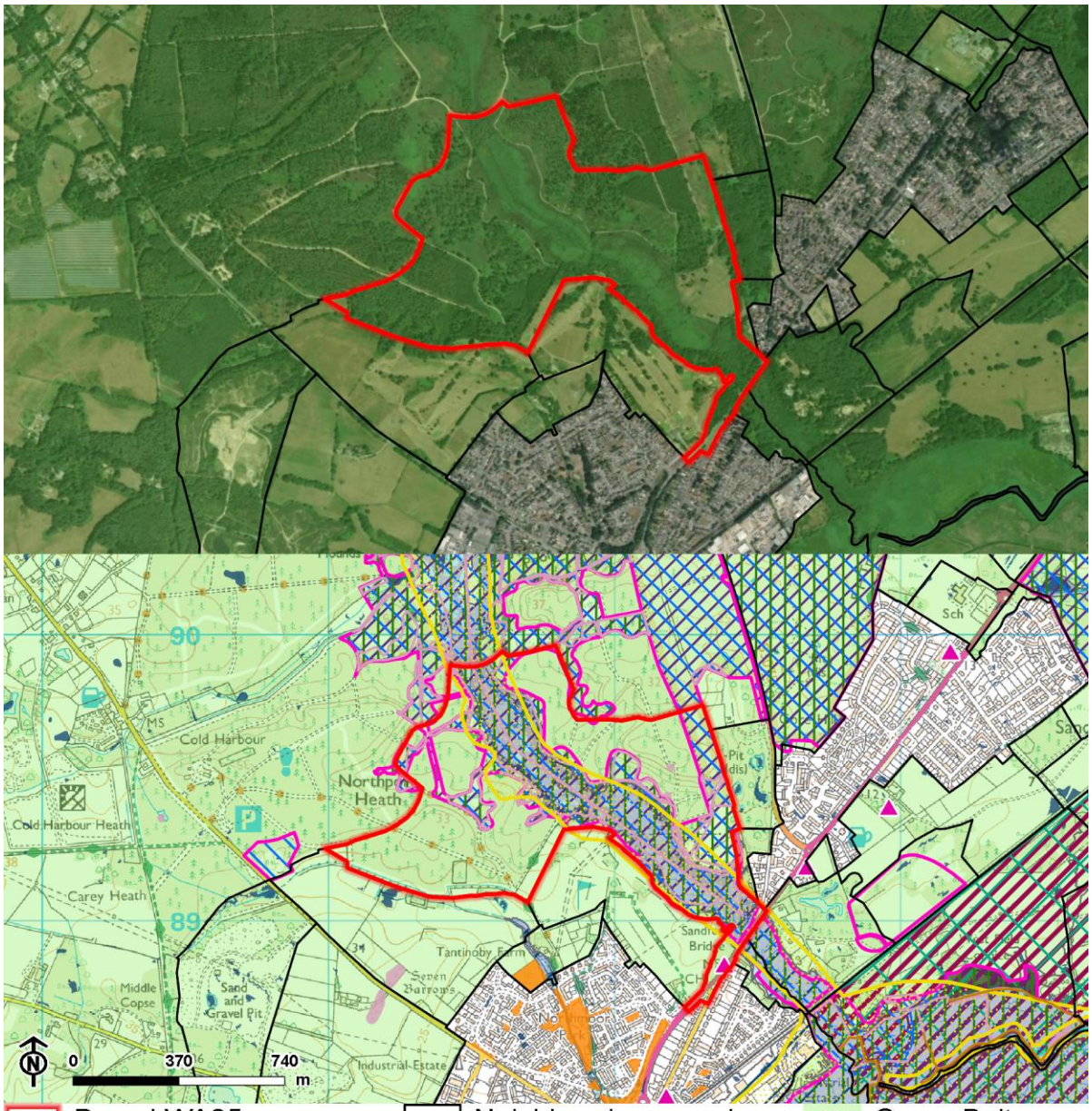
All Green Belt land plays an equal role in relation to this purpose.

**Parcel WA24**

## 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 WA25




**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
- Scheduled monument
- Local Green Space

**Parcel WA25**

# Contribution of land in Parcel WA25

## Parcel WA25 Assessment Conclusions

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

## Parcel WA25 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north of Wareham. Parcel size: 79ha.<br>There is a strong boundary feature between the settlement and the parcel. There is thick tree growth along 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 a weak perception of urban development outside of the parcel. Mature trees limit views of the settlement edge.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>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 north. |

## 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 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? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. Development in the parcel would negate the role of the well-treed boundary which currently gives the parcel a strong sense of separation from urbanising influences. |

**Parcel WA25**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The parcel plays a significant role in maintaining the gap between Wareham and Sandford. The gap is narrow, and the woodland belts within the parcel are the key separating feature between settlements. |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements Sandford and Holton Heath, and features significant physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not 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. |

**Parcel WA25**

| 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 significantly increase the urbanising influence on adjacent open land. The parcel has intermittent outer boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land within and to the north of the 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. 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:

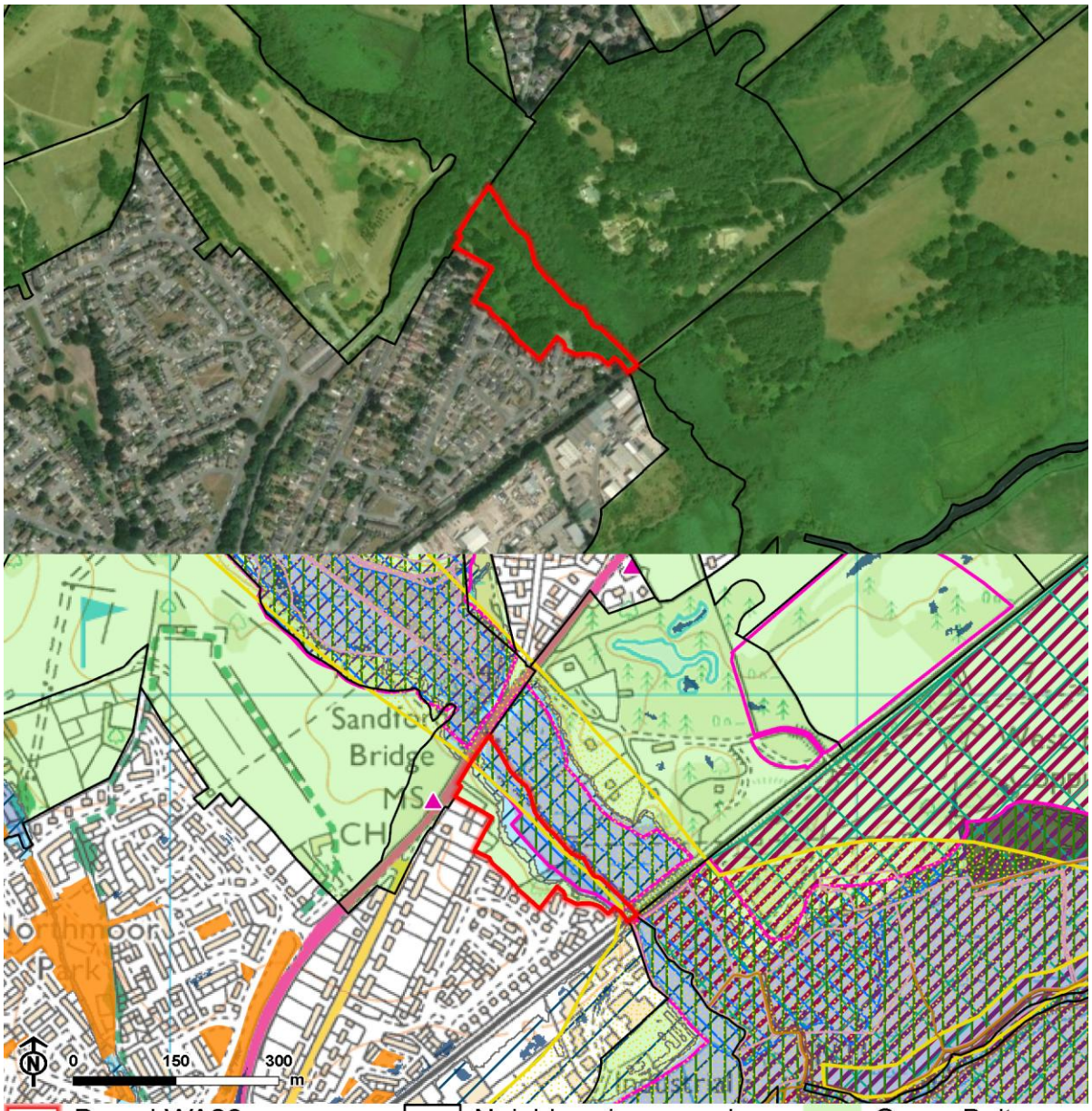
### Equal contribution

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

## 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 WA26




**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
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Local Green Space

# Contribution of land in Parcel WA26

## Parcel WA26 Assessment Conclusions

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

## Parcel WA26 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located to the north east of Wareham. Parcel size: 2ha.<br>There is a strong boundary feature between the settlement and the parcel. Tree cover provides a boundary against the settlement edge to the south-west.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The land slopes towards the watercourse to the east.<br>There is a weak perception of urban development outside of the parcel, due to the proximity of the settlement edge.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Tree cover limits perception of the wider countryside. |

## 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 adjacent to a large built-up area. Wareham is a town and so is defined as a 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. |
| 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 the mature tree cover, which currently gives the parcel a strong sense of separation from urbanising influences. |

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The mature tree cover between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The gap between the northern area of Wareham and Upton is approximately 6km wide. The gap is interrupted by the intervening settlements Sandford and Holton Heath, and features significant physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel is very small in the context of the gap, and does not contain any significant separating features. 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 between Wareham and Sandford. |

## 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 WA26**

| 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. Mature tree cover forms a strong outer boundary, which would limit the urbanising impact of development on adjacent open land. The parcel's strong inner boundary means that land here has a stronger relationship with the countryside than the urban area. |

## 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.

## Grey Belt

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