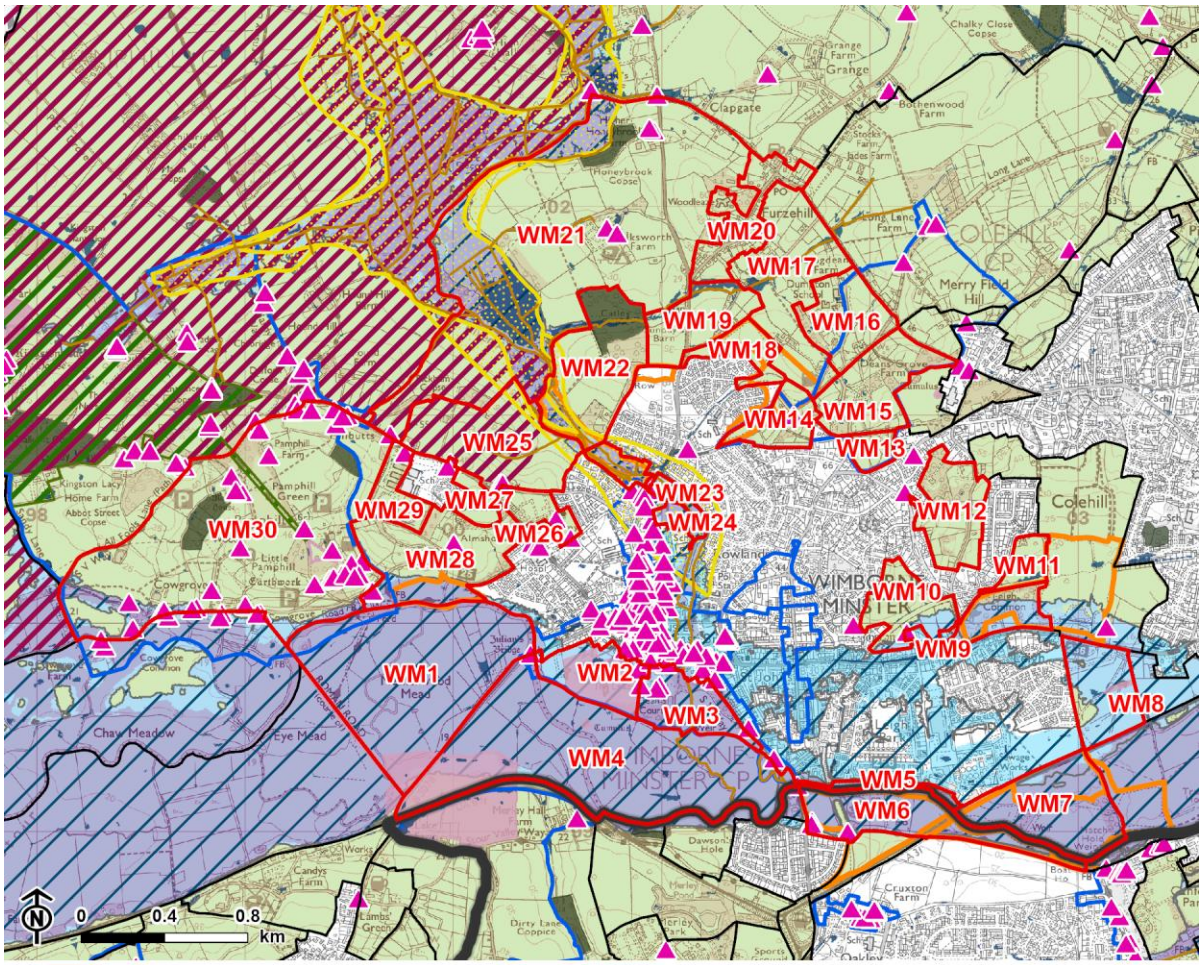
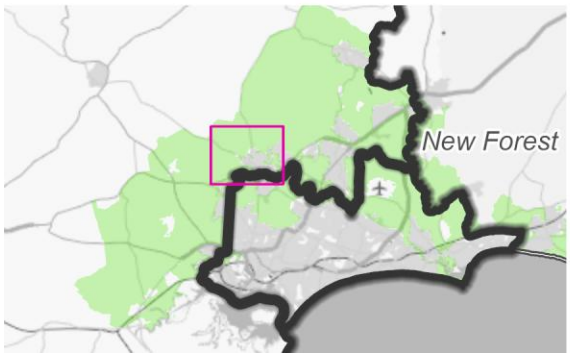
Wimborne Minster



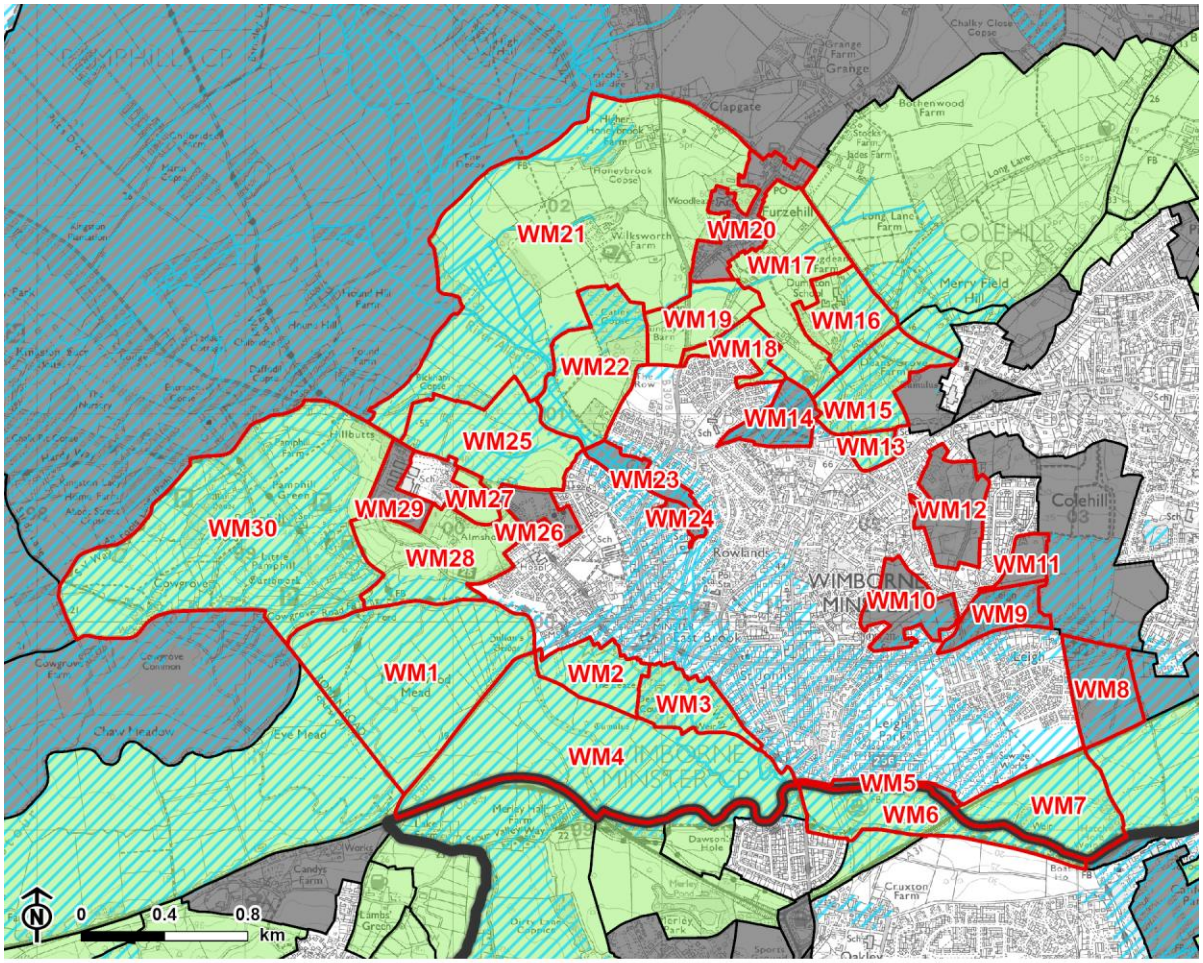
- Wimborne Minster parcel
- Neighbouring parcel
- Dorset & BCP councils
- Neighbouring authority
- Green Belt

Potential development constraints

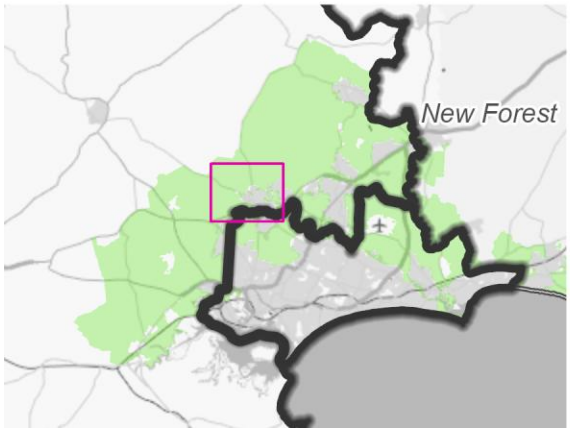
- Listed building
- Chalk river
- Peaty soil
- Site of Special Scientific Interest
- Lowland fens
- Conservation area
- Registered Parks and Gardens
- National Landscape
- Suitable Alternative Natural Green Space
- High risk of surface water flooding
- Scheduled monument
- Ancient woodland
- Flood zones plus climate change
- Flood zone 2
- Flood zone 3



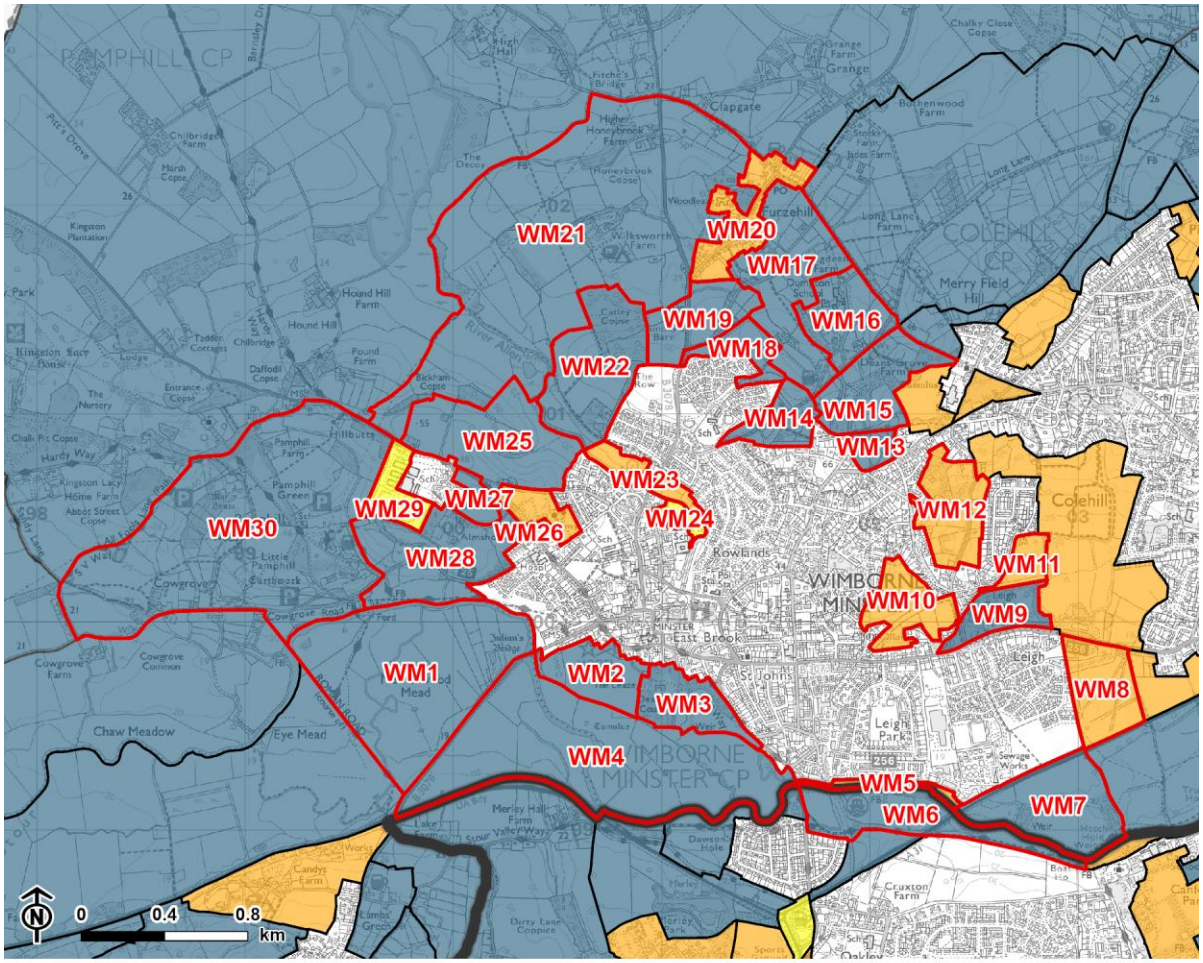
Wimborne Minster



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



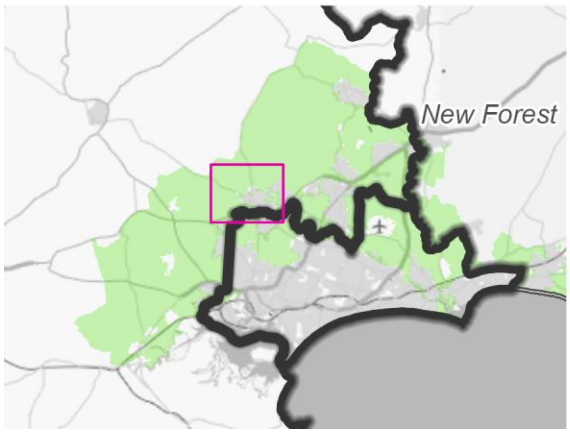
Wimborne Minster



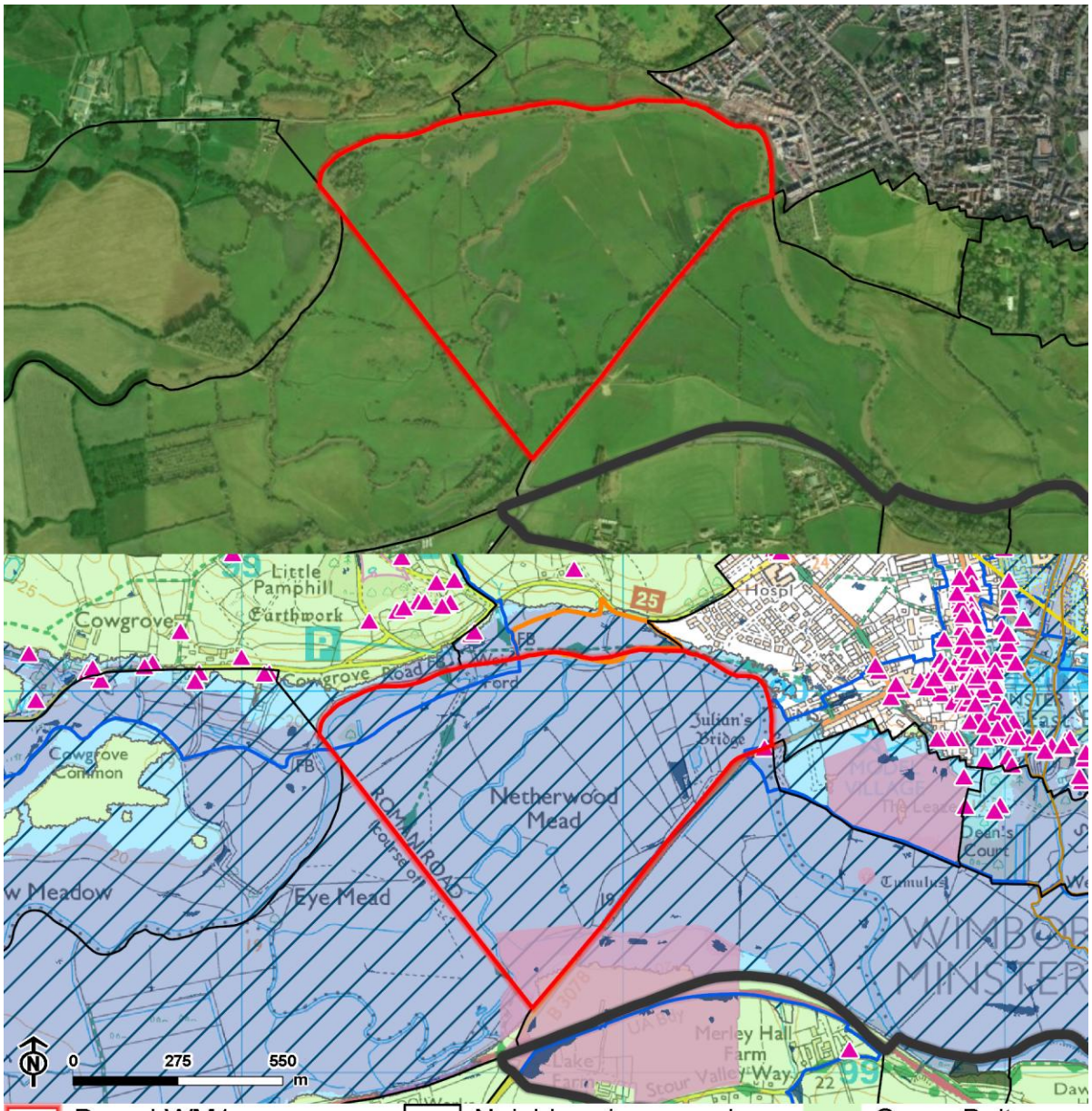
- Wimborne Minster parcel
- Neighbouring parcel
- Dorset and BCP councils
- Neighbouring authority
- Green Belt

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

- Strong
- Moderate
- Weak/no



Parcel WM1



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel WM1

Contribution of land in Parcel WM1

Parcel WM1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Strong	Equal	No

Parcel WM1 Description

Parcel Location, Land Uses and Boundaries
Land in the valley of the River Stour, to the south-west of Wimborne Minster / Colehill. Parcel size: 62ha. There is a consistent strong boundary feature between the settlement and the parcel. The meandering River Stour forms a strong boundary along the edge of Wimborne. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel's floodplain landform provides a degree of separation from the inset urban edge, which is located on slightly higher ground. There is some perception of urban development outside of the parcel. Gaps in the vegetation along the River Stour afford intermittent views of the settlement, especially when trees are not in leaf. 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 visually open floodplain landscape allows long views up to higher ground to the west.

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. The parcel is adjacent to a large built-up area. Wimborne Minster / Colehill 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.

Parcel WM1

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 the River Stour 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 and landform 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a 1.5km gap between Wimborne Minster and Corfe Mullen to the south-west. The gap is predominantly characterised by the floodplain of the River Stour, with the A31 also forming a strong separating feature.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel WM1

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 parcel has only weak hedgerow boundaries, so development here would in turn increase urbanising influence 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. The parcel is located to the south-western edge of the historic town of Wimborne Minster
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 helps to preserve the relationship between the historic town and designated heritage assets that contribute to its character.

Purpose E – Assisting in urban regeneration:

Equal contribution

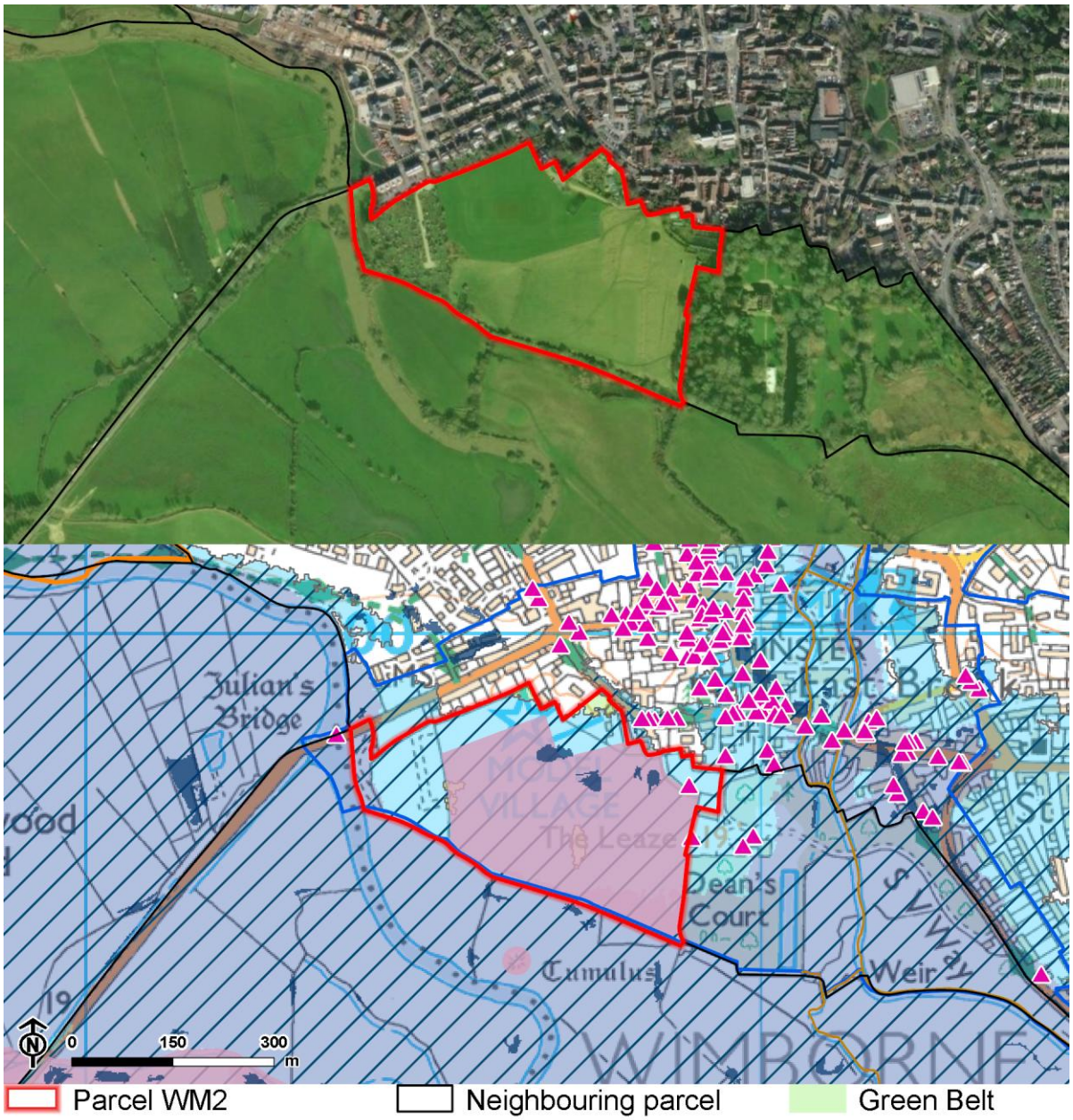
All Green Belt land plays an equal role in relation to this purpose.

Parcel WM1

Grey Belt

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

Parcel WM2



Potential development constraints

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

Parcel WM2

Contribution of land in Parcel WM2

Parcel WM2 Assessment Conclusions

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

Parcel WM2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south western edge of Wimborne Minster. Parcel size: 12ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is primarily delineated by the rear garden boundaries of properties along Julian's Road and King Street, marked by fencing and occasional mature trees. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel's floodplain landform provides a degree of separation from the inset urban edge, which is located on slightly higher ground, whilst the floodplain lies at a relatively lower elevation. There is some perception of urban development outside of the parcel. The parcel is abutted by the urban edge to the north and east, and weak boundary features allow views of the settlement in places. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel contains allotments and a cricket pitch, both of which represent appropriate forms of development within the Green Belt. The model village located in the north constitutes a built-up element that does not contribute to the parcel's openness; however, its urbanising influence is localised, and the remainder of the parcel retains an open and rural character. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The parcel has a visual connection to the wider countryside, especially to the south and west.

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. Wimborne Minster / Colehill is a town and 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.

Parcel WM2

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. Urbanising influence is countered by the visual openness of the parcel and its landform association with the river valley.
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 boundaries, 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Wimborne Minster / Colehill and and Merley / Canford Magna / Oakley. It also lies in a wider gap between Wimborne and Corfe Mullen. Both gaps are predominantly characterised by open farmland, with the River Stour providing a strong separating feature. The A31 also forms a strong boundary feature running across the gap to Corfe Mullen, to the south of the valley floor.
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.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the

Assessment Considerations	Assessment
	strength of separation in the remainder of the gap. The narrowest part of the gap between Wimborne Minster / Colehill and Merley / Canford Magna / Oakley (further to the east) would not be reduced in size.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Urbanising influence is countered by the visual openness of the parcel and its landform association with the river valley.
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 fence and hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

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. The parcel is located to the south-western edge of the historic town of Wimborne Minster
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel WM2

Assessment Considerations	Assessment
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 contains the Leaze Scheduled Monument, which preserves the remains of the medieval settlement, and part of the town's conservation area. They contribute to the understanding of the early occupation of the town.

Purpose E – Assisting in urban regeneration:

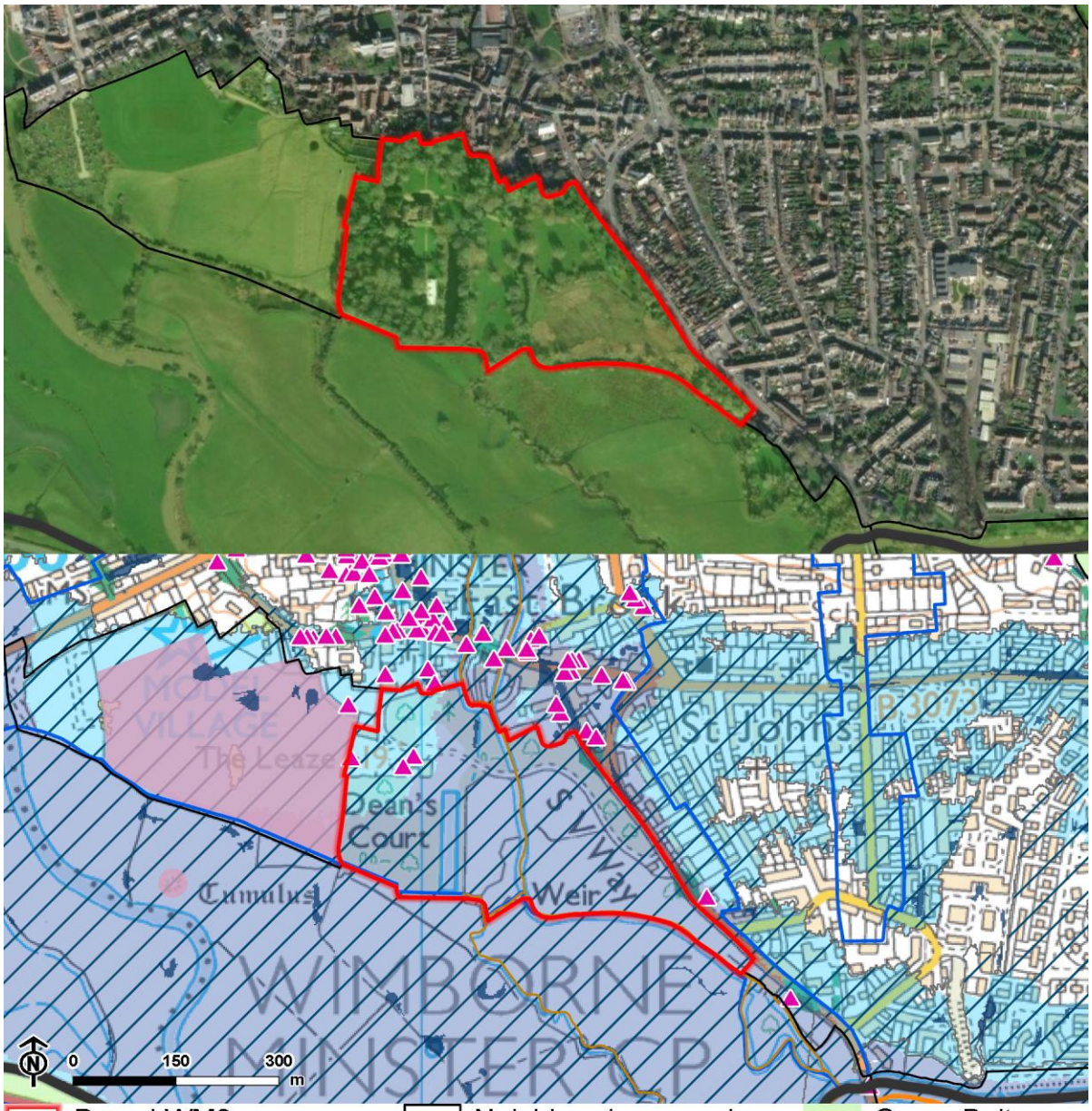
Equal contribution

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

Grey Belt

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

Parcel WM3



Parcel WM3
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Chalk river
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Contribution of land in Parcel WM3

Parcel WM3 Assessment Conclusions

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

Parcel WM3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south-western edge of Wimborne Minster. Parcel size: 12ha. There is a moderate boundary feature between the settlement and the parcel. The urban edge is marked by mature tree lines along the rear garden boundaries and Poole Road. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Tree and woodland cover within the parcel limit views of the settlement, particularly within the wooded grounds of Dean's Court. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Whilst there are a small number of buildings associated with Dean's Court, they do not exert a significant urbanising influence on the area. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Tree cover within the parcel limits views of the wider countryside to the south and west, particularly within the wooded grounds of Dean's Court; however, vegetation is less dense in the south-eastern part of the parcel, allowing views toward the countryside to the south and east.

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. Wimborne Minster / Colehill 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 WM3

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 beyond the mature tree cover that marks the urban edge would negate the containing role of this landscape element. Development in the eastern half of the parcel would also have an urbanising visual impact on open land to the south.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a very fragile gap between towns. The River Stour and its floodplain form the only separation between Wimborne Minster / Colehill and Merley / Canford Magna / Oakley to the east.
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.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the existing proximity of the towns to each other just to the east.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover on the edge of the western part of the parcel, and the River Allen along the edge of the western part, would form clear boundaries, although there would be some urbanising visual influence on land beyond.

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. The parcel is located to the southern edge of the historic town of Wimborne Minster
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 contains part of the town's conservation area and allows views towards the River Stour and its green areas, contributing to the understanding of the town’s historic strategic location and its agricultural origins.

Purpose E – Assisting in urban regeneration:

Equal contribution

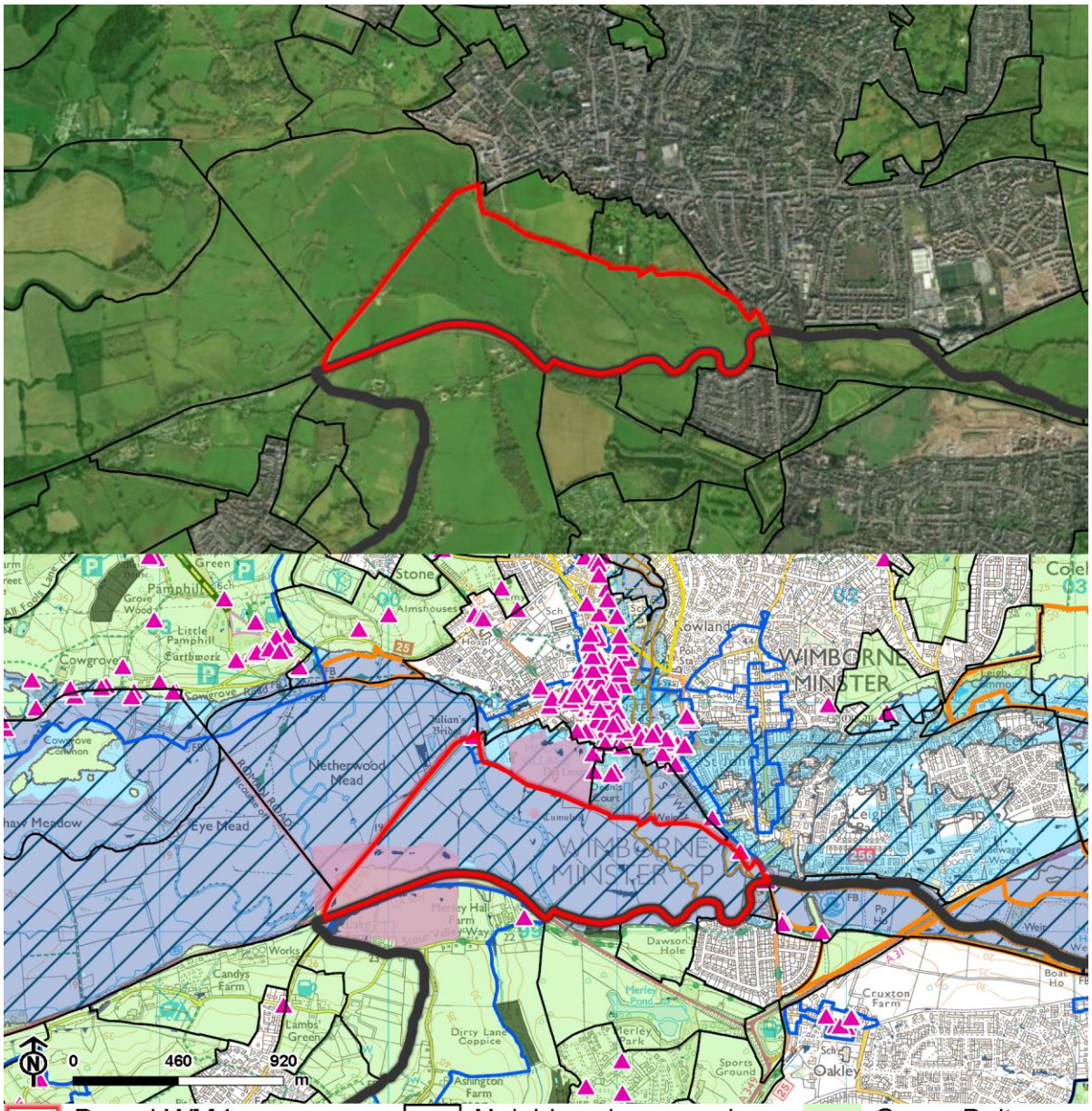
All Green Belt land plays an equal role in relation to this purpose.

Parcel WM3

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 WM4



Parcel WM4
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

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

Parcel WM4

Contribution of land in Parcel WM4

Parcel WM4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Strong	Equal	No

Parcel WM4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-west of Wimborne Minster and north-west of Oakley. Parcel size: 75ha. Hedgerows and intervening open land create a degree of separation from Wimborne, with stronger separation where areas of tree cover and the River Allen form boundary features. To the south, the River Stour forms a strong boundary between the parcel and Oakley. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel's floodplain landform provides a degree of separation from the inset urban edge, which is located on slightly higher ground. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The visually open floodplain landscape allows long views up to higher ground to the west.

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. Wimborne Minster / Colehill and Merley / Canford Magna / Oakley are both defined as large built-up areas.
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.

Parcel WM4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development beyond the rivers that mark the urban edges of Wimborne and Oakley would negate the containing role of these physical features. It would also, in the absence of any strong boundary feature, increase urbanising influence on land to the west.
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 expansion of development beyond clear boundary features onto the floodplain of the River Stour would be incongruous. Also, the loss of separation between Wimborne Minster and Oakley, resulting in their coalescence into a single continuous built-up area, would represent a significant change to the existing urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The east of the parcel lies in a fragile gap between Winborne Minster / Colehill and Merley / Canford Magna / Oakley, characterised by visually open farmland. The rest of the parcel lies in a wider gap between Wimborne Minster / Colehill and Corfe Mullen. The River Stour and the A31 and associated tree cover to the south of the valley floor contribute to separation but the B3078 provides a direct link across the open valley landscape.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap.

Parcel WM4

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development at the eastern end would not reduce the size of the narrowest part of the settlement gap between Wimborne / Colehill and Merley / Canford Magna / Oakley, but it would broaden the frontage along which the towns have only fragile separation. Development elsewhere in this visually open parcel would weaken the role of the Stour Valley as a separator between Wimborne / Colehill and Corfe Mullen.

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. Any development within this visually open parcel would in turn increase urbanising impact 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. The parcel is located to the south-eastern edge of the historic town of Wimborne Minster
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel WM4

Assessment Considerations	Assessment
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 contains part of the town's conservation area and allows views towards the River Stour and its green areas, contributing to the understanding of the town's historic strategic location and its agricultural origins.

Purpose E – Assisting in urban regeneration:

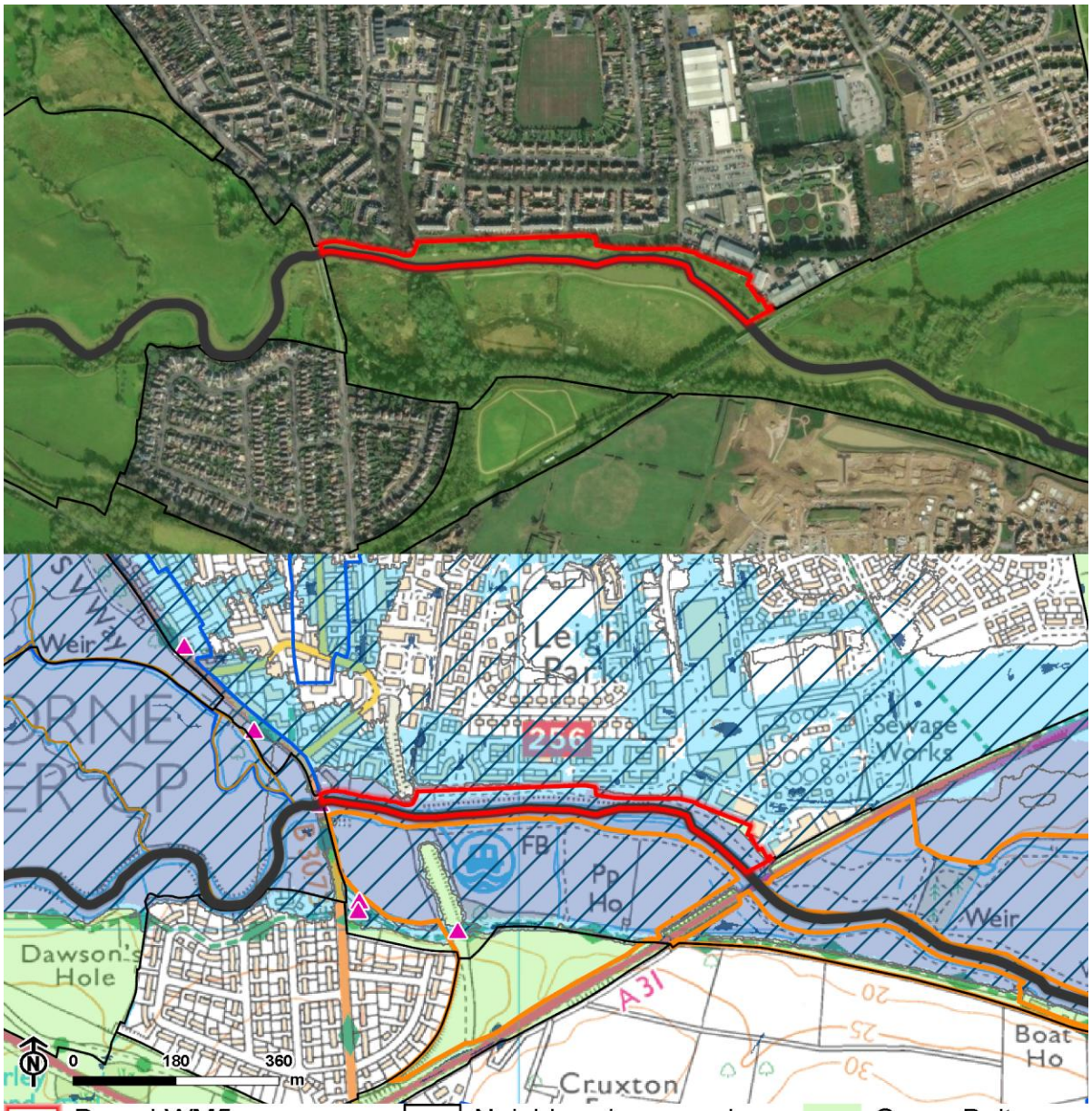
Equal contribution

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, B and D and therefore does not meet the definition of grey belt land.

Parcel WM5


Weir
Leigh Park
256
Sewage Works
FB
Pp
Ho
Weir
Dawson's Hole
A31
20
25
30
Boat Ho
Cruxton
0
180
360
m
Parcel WM5
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Suitable Alternative Natural Green Space

Contribution of land in Parcel WM5

Parcel WM5 Assessment Conclusions

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

Parcel WM5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the southern edge of Wimborne Minster. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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. Wimborne Minster is a town and 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 River Stour clearly marks 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 WM5

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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Wimborne Minster and Merley/Canford Magna/Oakley. This is a narrow part of the gap with the connecting roads of the A31 and Oakley Hill at either end of the parcel.
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 forms a small part of the gap with the outer boundary formed by the strong feature of the River Stour.
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:

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.

Parcel WM5

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 River Stour clearly marks the parcel boundary to the south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located to the south of the historic town of Wimborne Minster
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 no notable contribution to the town's special character. The parcel is bounded by the historic town to the north and the River Stour to the south. Although part of the town's setting, the parcel does not contribute to the understanding of the functional relationship between the river and the historic town

Purpose E – Assisting in urban regeneration:

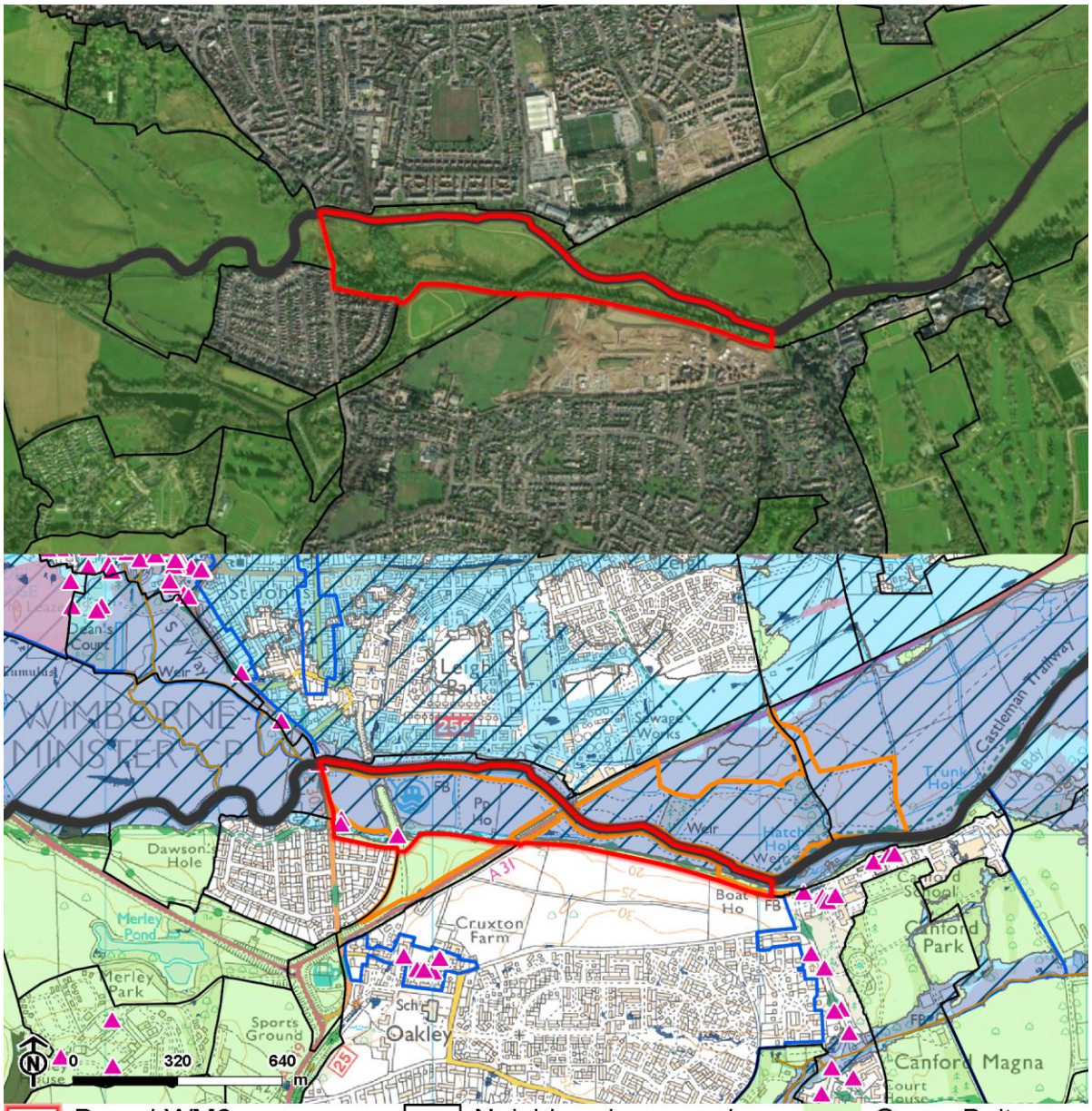
Equal contribution

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 WM6



Parcel WM6
Dorset and BCP councils
Neighbouring parcel
Green Belt

Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Contribution of land in Parcel WM6

Parcel WM6 Assessment Conclusions

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

Parcel WM6 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Merley/Canford Magna/Oakley. Parcel size: 20ha.
There is a strong boundary feature between the settlement and the parcel. Mature woodland tree cover creates a strong boundary to the south of the parcel. The River Stour forms a strong boundary feature to Wimborne Minster to the north.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a weak perception of urban development outside of the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Natural features limit perception of the wider Countryside.

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

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. Merley/Canford Magna/Oakley is a town and 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. Mature woodland tree cover creates a strong boundary to the south of the parcel. The River Stour forms a strong boundary feature to Wimborne Minster to the north.

Parcel WM6

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 loss of separation between Merley / Canford Magna / Oakley and Wimborne Minster / Colehill, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a crucial role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Wimborne Minster / Colehill and Merley/ Canford Magna / Oakley. The gap is narrow across this area with the connecting roads of Oakley Hill and the A31 in the parcel.
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 forms a substantial part of the gap. The parcel forms most of the gap and contains strong separating features of the River Stour and mature tree cover that forms the southern boundary.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WM6

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 River Stour and A31 form strong outer boundaries which would limit 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 south-eastern edge of the historic town of Wimborne Minster
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 is adjacent to the River Stour and contributes to understanding the historic relationship between the town and the river, although there is a degree of separation from the core historic elements.

Purpose E – Assisting in urban regeneration:

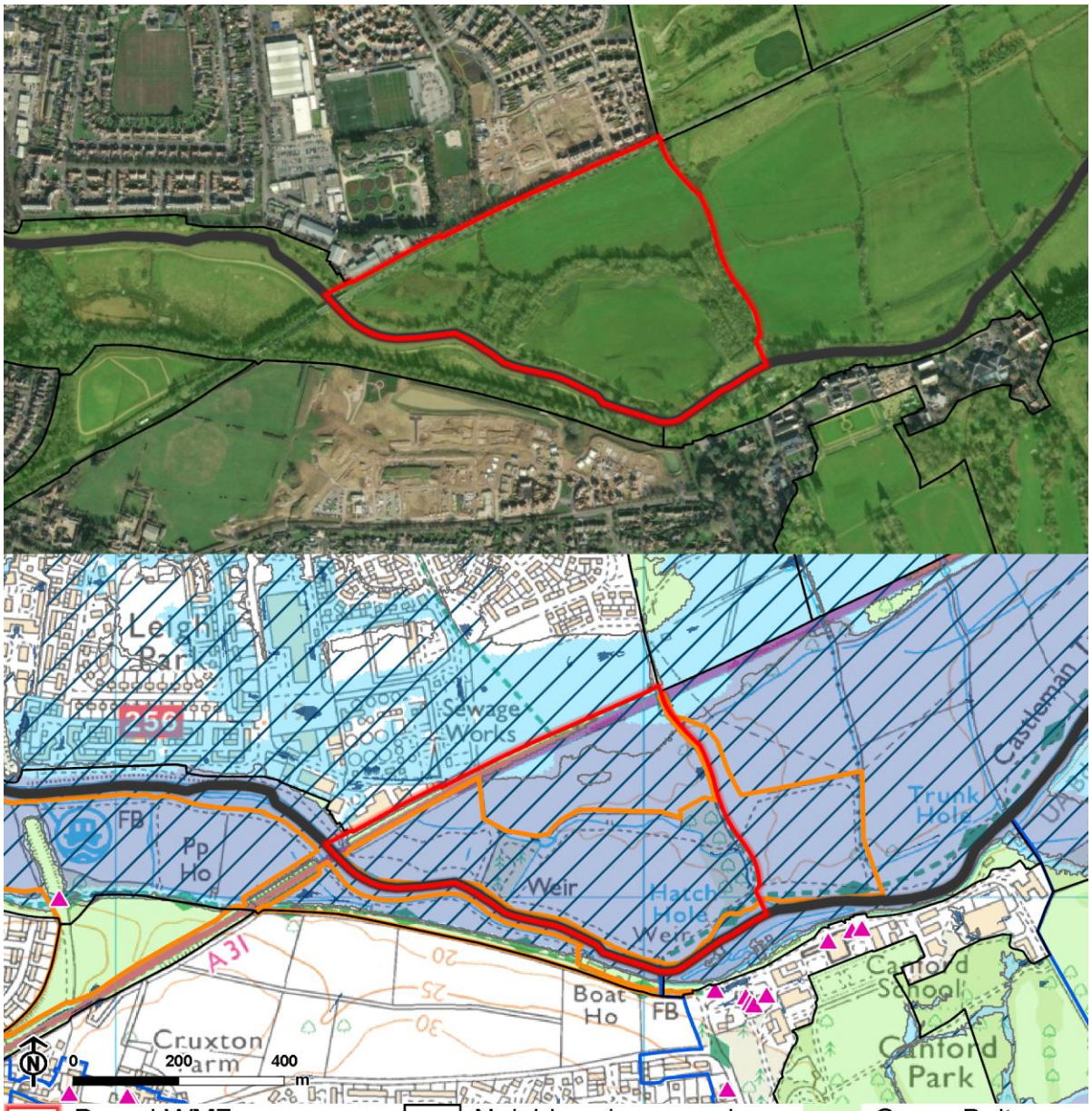
Equal contribution

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 B and therefore does not meet the definition of grey belt land.

Parcel WM7



Parcel WM7
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Chalk river
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Contribution of land in Parcel WM7

Parcel WM7 Assessment Conclusions

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

Parcel WM7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south-eastern edge of Wimborne Minster. Parcel size: 24ha. There is a consistent strong boundary feature between the settlement and the parcel. The A31 dual carriageway forms a strong boundary feature to the north, while the course of the River Stour forms a strong boundary feature to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel lies on flat land adjacent to the River Stour and there is no significant change in landform from the edge of Wimborne Minster. Oakley and Merley to the south lie on higher ground. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Despite the proximity of the parcel to development, there are limited urbanising influences in the parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The strong boundary features of the treeline and A31 in the north and the River Stour to the south mean that views of the open countryside dominate in the parcel.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Wimborne Minster 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. There is a weak perception of urban development outside of the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel. Despite the proximity of the parcel to development, there are limited urbanising influences in the parcel.

Parcel WM7

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 the A31 and the River Stour, 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 A31 is located 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is a weak perception of urban development outside of the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The River Stour forms a significant separating feature to the south.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining 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 WM7

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is a weak perception of urban development outside of the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel. Despite the proximity of the parcel to development, there are limited urbanising influences in the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The River Stour to south is a strong boundary but development in the parcel would be likely to have some urbanising impact on land to the east.

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 south-eastern edge of the historic town of Wimborne Minster
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. There is a weak perception of urban development outside of the parcel.
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 reflects the historic relationship with the River Stour and rural separation between the town and Canford Magna, although there is a degree of separation from the core historic elements.

Purpose E – Assisting in urban regeneration:

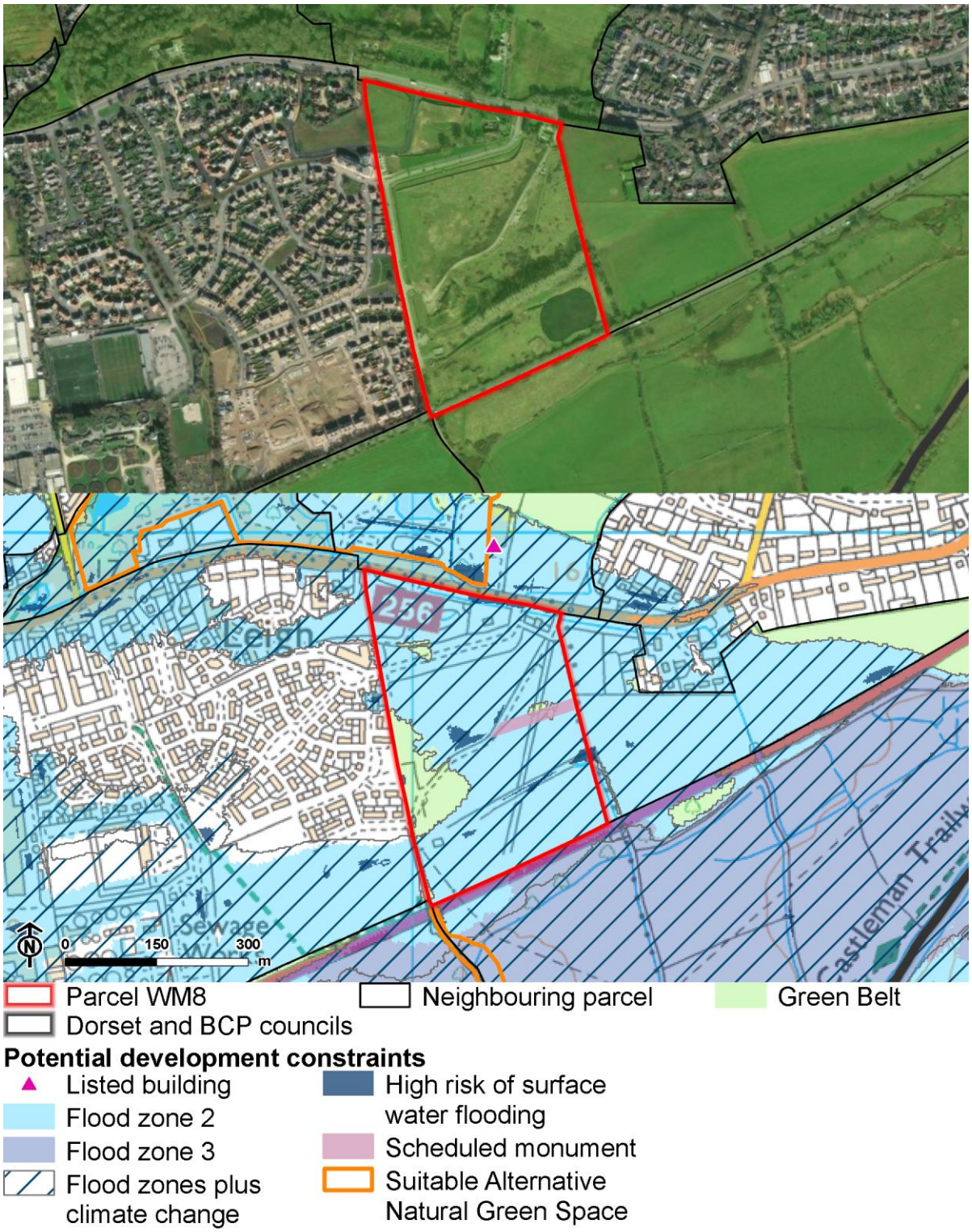
Equal contribution

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 B and therefore does not meet the definition of grey belt land.

Parcel WM8



Parcel WM8
Dorset and BCP councils
Neighbouring parcel
Green Belt

Potential development constraints

- Listed building
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel WM8

Contribution of land in Parcel WM8

Parcel WM8 Assessment Conclusions

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

Parcel WM8 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south-eastern edge of Wimborne Minster. Parcel size: 14ha.
There are no significant boundary features to separate the parcel from the settlement. The settlement boundary is limited to sections of wooden fencing.
There is no significant change in landform to create a sense of separation between the settlement and the parcel. No substantial change.
There is some perception of urban development outside of the parcel. Weak boundary features and the proximity of new residential development to the west create some perception of urban development.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Gaps in mature lines of trees along the A31 enable intermittent views south from the parcel.

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. Wimborne Minster is a town and 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.

Parcel WM8

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 predominantly hedgerows to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. Leigh Road and the A31 provide some containment to the north and south.
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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
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.

Parcel WM8

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?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the 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 south-eastern edge of the historic town of Wimborne Minster
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 a section of the Roman Road Scheduled Monument and contributes to the understanding of the historic occupation of the town and its strategic position.

Purpose E – Assisting in urban regeneration:

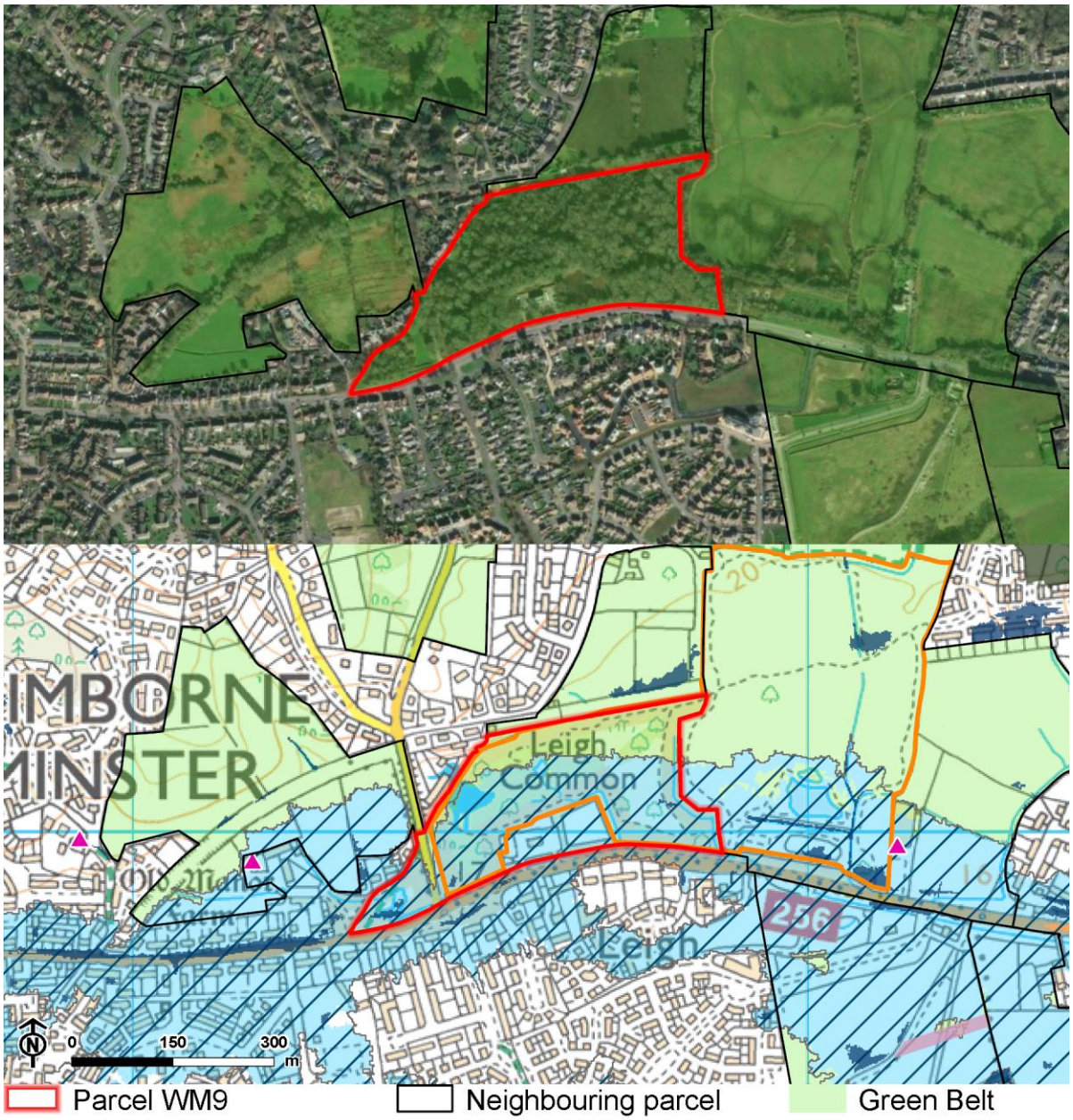
Equal contribution

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 WM9



Potential development constraints

- Listed building
- Ancient woodland
- Flood zone 2
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel WM9

Contribution of land in Parcel WM9

Parcel WM9 Assessment Conclusions

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

Parcel WM9 Description

Parcel Location, Land Uses and Boundaries
The parcel lies adjacent to areas of residential development that form part of Wimborne / Colehill. Parcel size: 9ha. There is a strong boundary feature between the settlement and the parcel. Mature woodland associated with Leigh Common forms a strong boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a some perception of urban development outside of the parcel. Mature woodland within Leigh Common limits the perception of the urban area despite its proximity. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Mature woodland within Leigh Common limits the 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. Wimborne Minster / Colehill is a town and is defined as a large built-up area. However, although Wimborne and Colehill are contiguous the connection between Wimborne / western Colehill and the eastern part of Colehill / Canford Bottom, along Wimborne Road, is narrow. There is a perception of distinction between different urban areas, such that the loss of separation between the eastern and western parts of Wimborne/Colehill would be considered significant urban sprawl.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel WM9

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.
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 contained by urban edges and woodland on the outer boundary. Development within the parcel would not significantly increase urbanising impact on adjacent open land
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing 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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
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 WM9

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?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland associated with Leigh Common 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:

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 within the historic town of Wimborne Minster
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 woodland originally a the margin of the town and historically part of Leigh Common. It contributes to preserve the agricultural origins of the historic town

Purpose E – Assisting in urban regeneration:

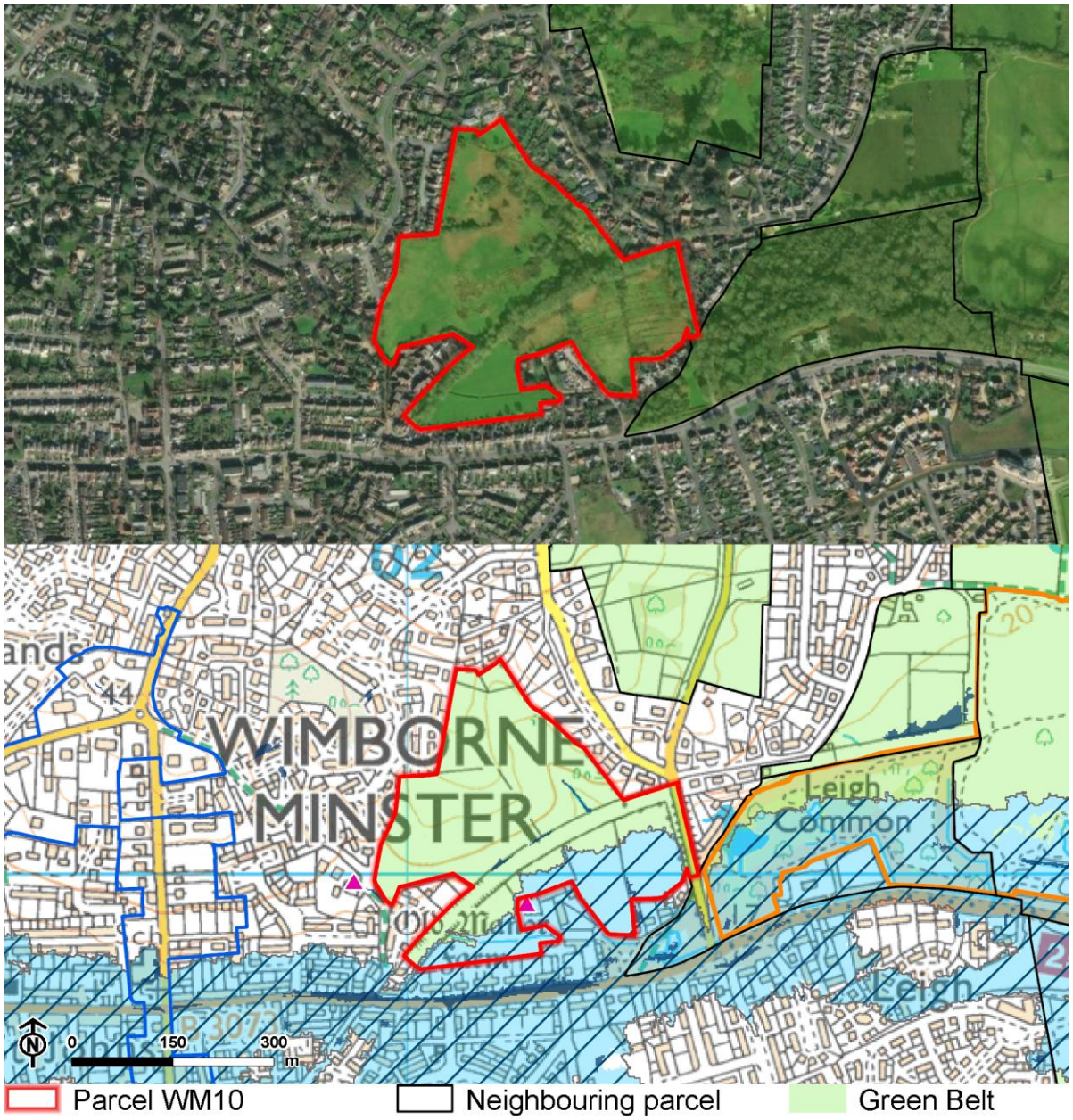
Equal contribution

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 WM10



Potential development constraints

- Listed building
- Flood zone 2
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Contribution of land in Parcel WM10

Parcel WM10 Assessment Conclusions

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

Parcel WM10 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Wimborne Minster, with Colehill lying in close proximity to the east. Parcel size: 12ha. There are no significant boundary features to separate the parcel from the settlement. A combination of rear garden fences and sections of mature lines of trees form the boundary with the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. No substantial change. There is a strong perception of urban development outside of the parcel. The openness of rear garden fences enables some views towards the urban area. However, mature lines of trees along the disused railway line in the centre of the parcel limits long-distance views across the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use consists of unmanaged fields. Urbanising development limits perception of the wider countryside. Development surrounds the parcel, and therefore there are no views to the wider countryside.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Wimborne Minster / Colehill is a town and is defined as a large built-up area. Green Belt land to the east contributes to retaining a degree of separation between the eastern and western parts of Wimborne / Colehill but this parcel is surrounded by development that forms the western part, rather than a gap between east and west.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel WM10

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is entirely contained by urban edges, so development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing 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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
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:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.

Parcel WM10

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?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land due to its containment by urban 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. The parcel is located within the historic town of Wimborne Minster
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 was originally located on the margin of the town and contains farm buildings that may have been associated with a former moated manor house. It contributes to preserving the historic and agricultural origins of the town

Purpose E – Assisting in urban regeneration:

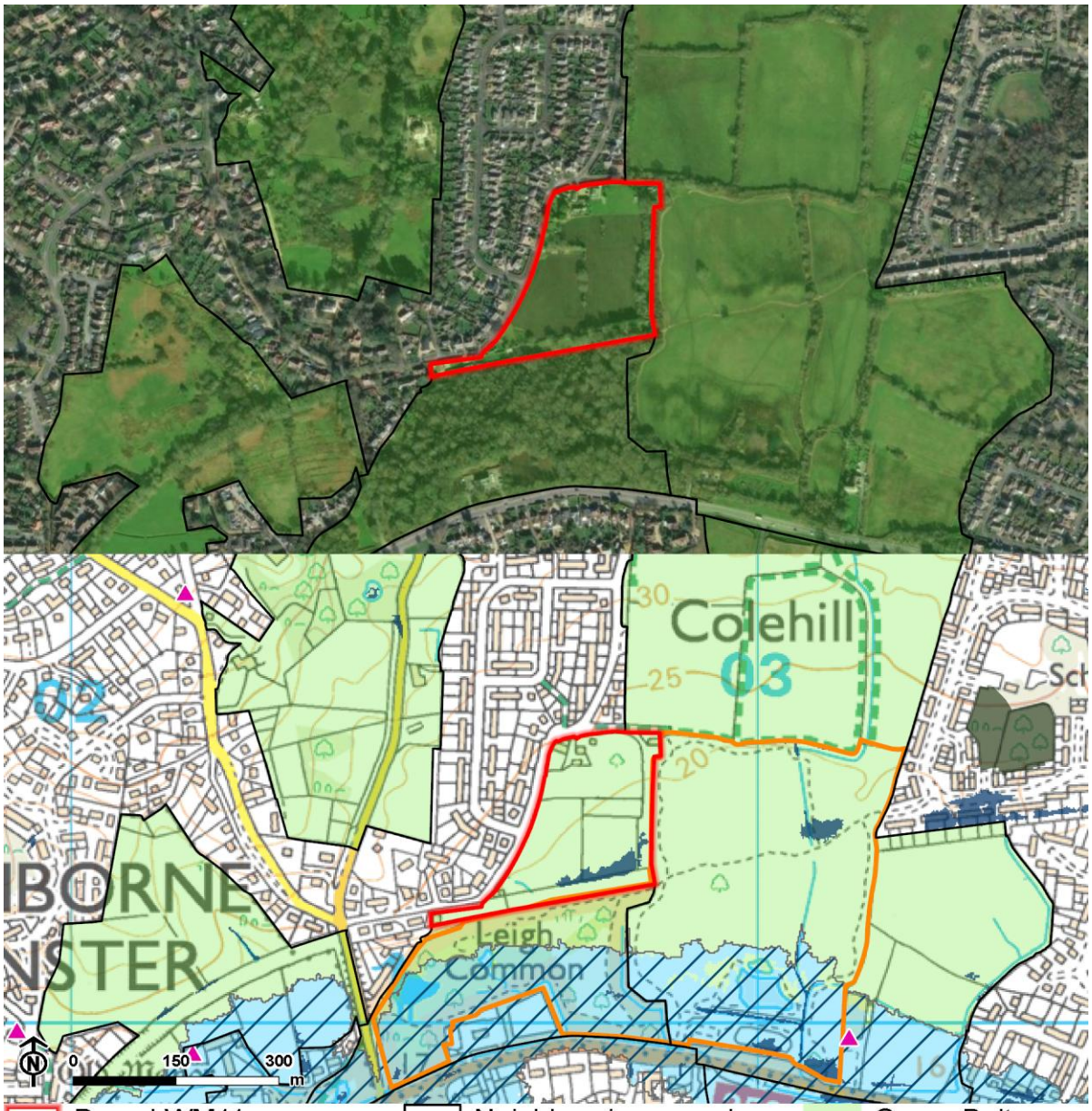
Equal contribution

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

Grey Belt

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

Parcel WM11



Potential development constraints

- Listed building
- Ancient woodland
- Flood zone 2
- Flood zones plus climate change
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

Parcel WM11

Contribution of land in Parcel WM11

Parcel WM11 Assessment Conclusions

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

Parcel WM11 Description

Parcel Location, Land Uses and Boundaries
The parcel lies adjacent to an area of residential development that forms part of Wimborne / Colehill. Parcel size: 4ha. Leigh Lane forms a consistent boundary to most of the eastern side of The Vineries estate. There is no significant change in landform to create a sense of separation between the settlement and the parcel. No substantial change in elevation. There is some perception of urban development outside of the parcel. The proximity of the parcel to the settlement edge, as well as the weak nature of the hedgerow boundary along Leigh Lane, allows urban edge views. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There are several isolated dwellings but most of the parcel is in agricultural use. Natural features limit perception of the wider countryside. Mature lines of trees to the south and east limit views towards adjacent Green Belt land.

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. Wimborne Minster / Colehill is a town and is defined as a large built-up area. However, although Wimborne and Colehill are contiguous the connection between Wimborne / western Colehill and the eastern part of Colehill / Canford Bottom, along Wimborne Road, is narrow. There is a perception of distinction between different urban areas, such that the loss of separation between the eastern and western parts of Wimborne/Colehill would be considered significant urban sprawl.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel WM11

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.
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 has a mature double tree-line to the east and woodland (Leigh Common) to the south.
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. Development within the parcel would not significantly increase urbanising impact on adjacent open land and would not significantly reduce the width of the open gap between the eastern and western parts of Wimborne / Colehill.

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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
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.

Parcel WM11

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?	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 parcel has a mature double tree-line to the east and woodland (Leigh Common) to the south.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located within the historic town of Wimborne Minster
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 no notable contribution to the town's special character. The parcel is located in the north-eastern part of the historic town, but does not contribute to its historic character. There are no known heritage assets within the parcel or its vicinity that have a direct functional or historical relationship with the special character of the historic town to which the parcel contributes.

Purpose E – Assisting in urban regeneration:

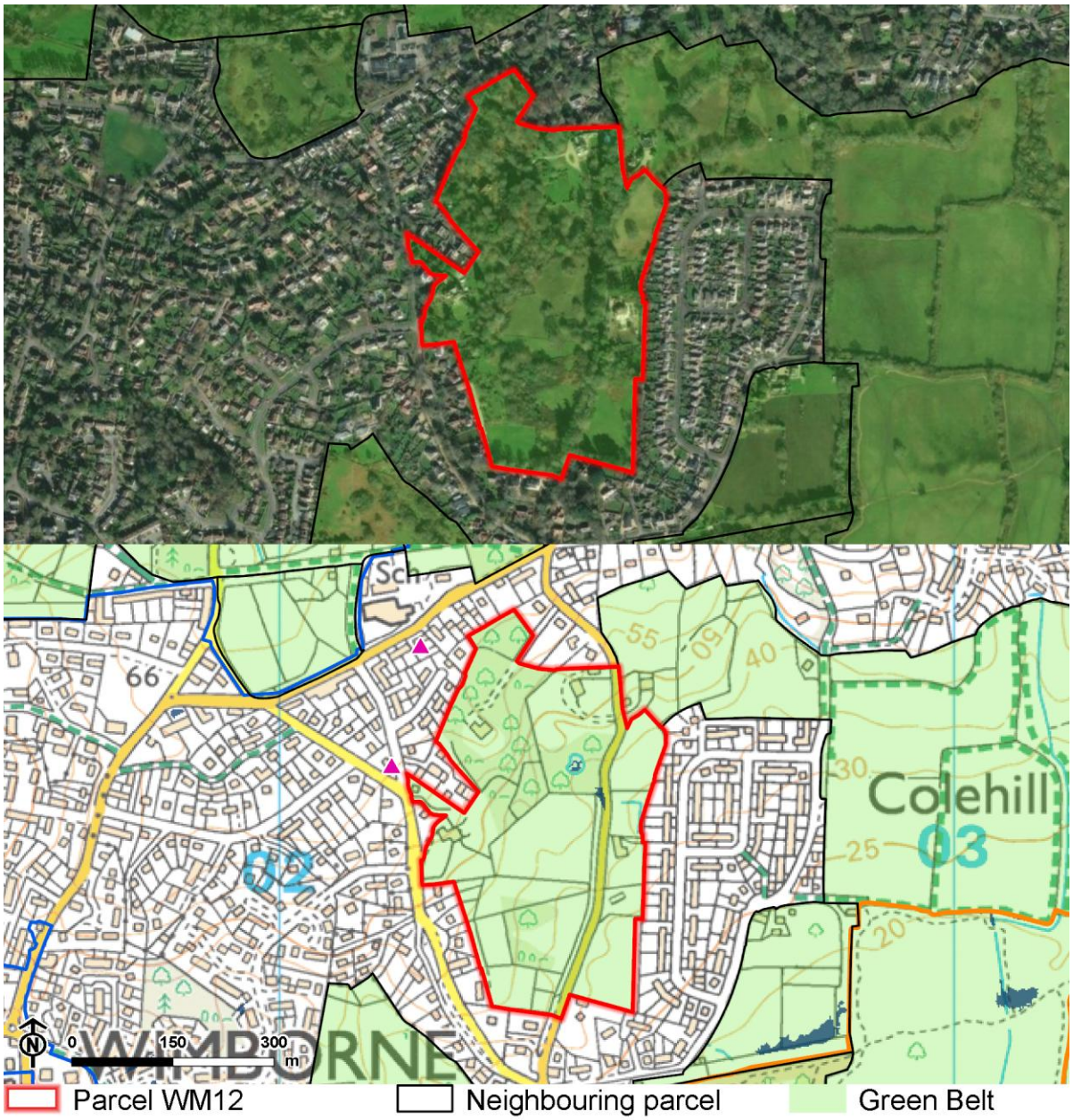
Equal contribution

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 WM12



Potential development constraints

- Listed building
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Contribution of land in Parcel WM12

Parcel WM12 Assessment Conclusions

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

Parcel WM12 Description

Parcel Location, Land Uses and Boundaries
The parcel lies on the eastern edge of Wimborne Minster, with Colehill lying in close proximity to the east. Parcel size: 15ha. In places woodland blocks and mature hedgerow trees form a relatively strong boundary but in places there are weaker back garden boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The landform slopes downhill in a south easterly direction but there is urban development on all sides. There is some perception of urban development outside of the parcel. Tree cover limits perception of the urban area in places but nowhere in the parcel is more than around 150m from an urban edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There are several large, isolated dwellings with associated gardens which have little urbanising influence across the parcel as a whole. Urbanising development limits perception of the wider countryside. The parcel is almost entirely contained by urban edges.

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. Wimborne Minster / Colehill is a town and is defined as a large built-up area. However, although Wimborne and Colehill are contiguous the connection between Wimborne / western Colehill and the eastern part of Colehill / Canford Bottom, along Wimborne Road, is narrow. There is a perception of distinction between different urban areas, such that the loss of separation between the eastern and western parts of Wimborne/Colehill would be considered significant urban sprawl.

Parcel WM12

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?	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. Although open land here contributes to preserving separation between the eastern and western parts of Wimborne / Colehill it is, in relation to its size, too closely contained by urban edges for its development to significantly weaken adjacent Green Belt 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 Vineries estate to the east of the parcel is contiguous with the urban area to the west, so development in between the two would not be significantly incongruous.

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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
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 WM12

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Although still part of the countryside, the parcel is almost entirely contained by urban edges, limiting the impact of development on adjacent countryside.

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. The parcel is located within the historic town of Wimborne Minster
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 no notable contribution to the town's special character. The parcel includes the remains of Beaucroft, a likely country house complex with associated designed landscape, which is part of the historic town’s agricultural hinterland but with no direct connection to its special character, as historically separated from the town.

Purpose E – Assisting in urban regeneration:

Equal contribution

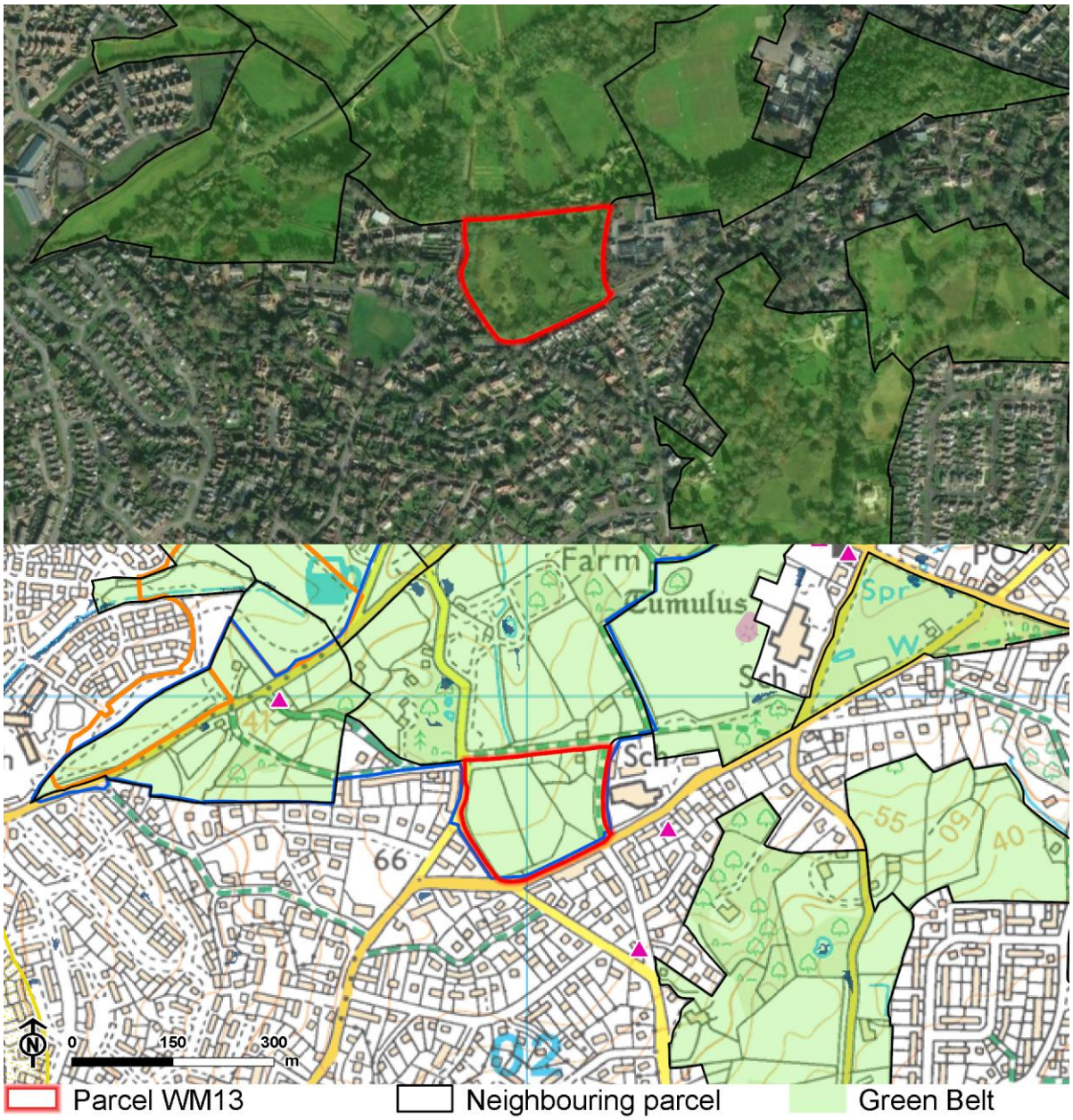
All Green Belt land plays an equal role in relation to this purpose.

Parcel WM12

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 WM13



Potential development constraints

- Listed building
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Contribution of land in Parcel WM13

Parcel WM13 Assessment Conclusions

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

Parcel WM13 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the northeast of Wimborne Minster. Parcel size: 3ha. There is a strong boundary feature between the settlement and the parcel. Mature lines of trees and blocks of woodland along the settlement edge create a consistent boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. No substantial change in elevation. There is a weak perception of urban development outside of the parcel. Mature trees and woodland limit the perception of urban development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. A funerary and detached houses add some urban influence to the parcel. Natural features limit perception of the wider countryside. Mature lines of trees limit outward views from within the parcel.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Wimborne Minster / Colehill 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. A funerary and detached houses add some urban influence to the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel. Mature trees and woodland limit the perception of urban development.
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 mature woodland and trees, which currently give the

Assessment Considerations	Assessment
	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. Development in the parcel would negate the role of mature lines of trees and woodland which currently give the parcel a strong sense of separation from urbanising influences.

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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
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. A funerary and detached houses add some urban influence to the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Assessment Considerations	Assessment
	Mature trees and woodland limit the perception of urban development.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Mature trees and woodland forms strong landscape features which if removed due to development 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 northern edge of the historic town of Wimborne Minster
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. A funerary and detached houses add some urban influence to the parcel.
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 conservation area contained within the parcel contributes to the understanding of the historic town's development and rural character.

Purpose E – Assisting in urban regeneration:

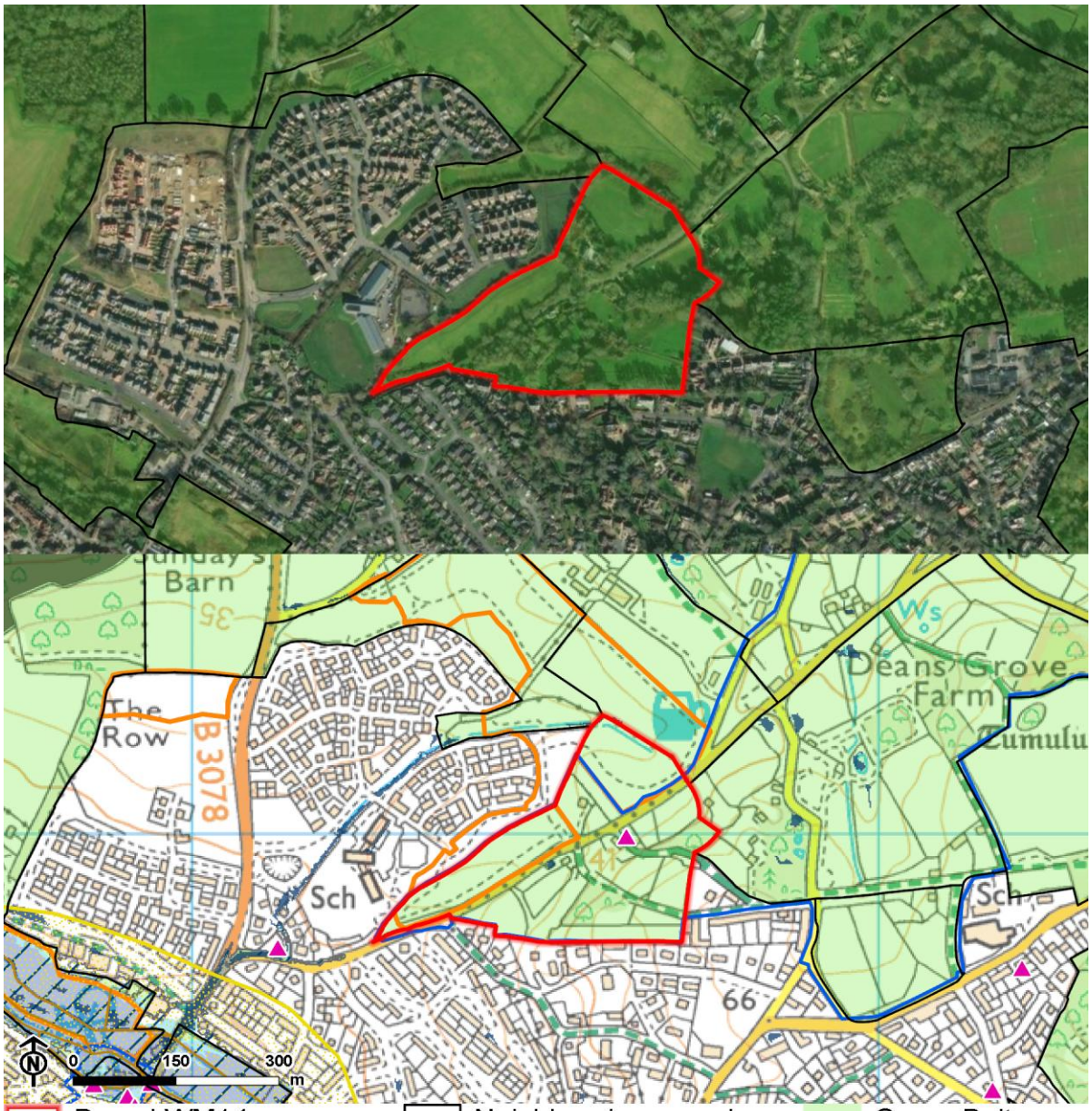
Equal contribution

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 WM14



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel WM14

Contribution of land in Parcel WM14

Parcel WM14 Assessment Conclusions

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

Parcel WM14 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Wimborne Minster. Parcel size: 8ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Fencing and hedgerows form the boundary along the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. No substantial change in elevation. There is a some perception of urban development outside of the parcel. The proximity of the parcel to the settlement edge as well as large buildings such as the school to the west adds to the perception of urban development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Dogdean green space is located within the parcel. Appropriate development limits perception of the wider countryside. Development along the settlement edge to the north and the west limits the 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. Wimborne Minster 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. Dogdean green space is located within 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. The proximity of the parcel to the settlement edge as well as large buildings such as the school to the west adds to the perception of urban development.

Parcel WM14

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 boundaries, 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 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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
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. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Dogdean green space is located within 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. The proximity of the parcel to the settlement edge as well as large buildings such as the school to the west adds to the perception of urban development.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located to the west of the historic town of Wimborne Minster
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. Dogdean green space is located within 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. The parcel is located in the north-western part of the historic town, but does not contribute to its historic character. There are no known heritage assets within the parcel or its vicinity that have a direct functional or historical relationship with the special character of the historic town to which the parcel contributes.

Parcel WM14

Purpose E – Assisting in urban regeneration:

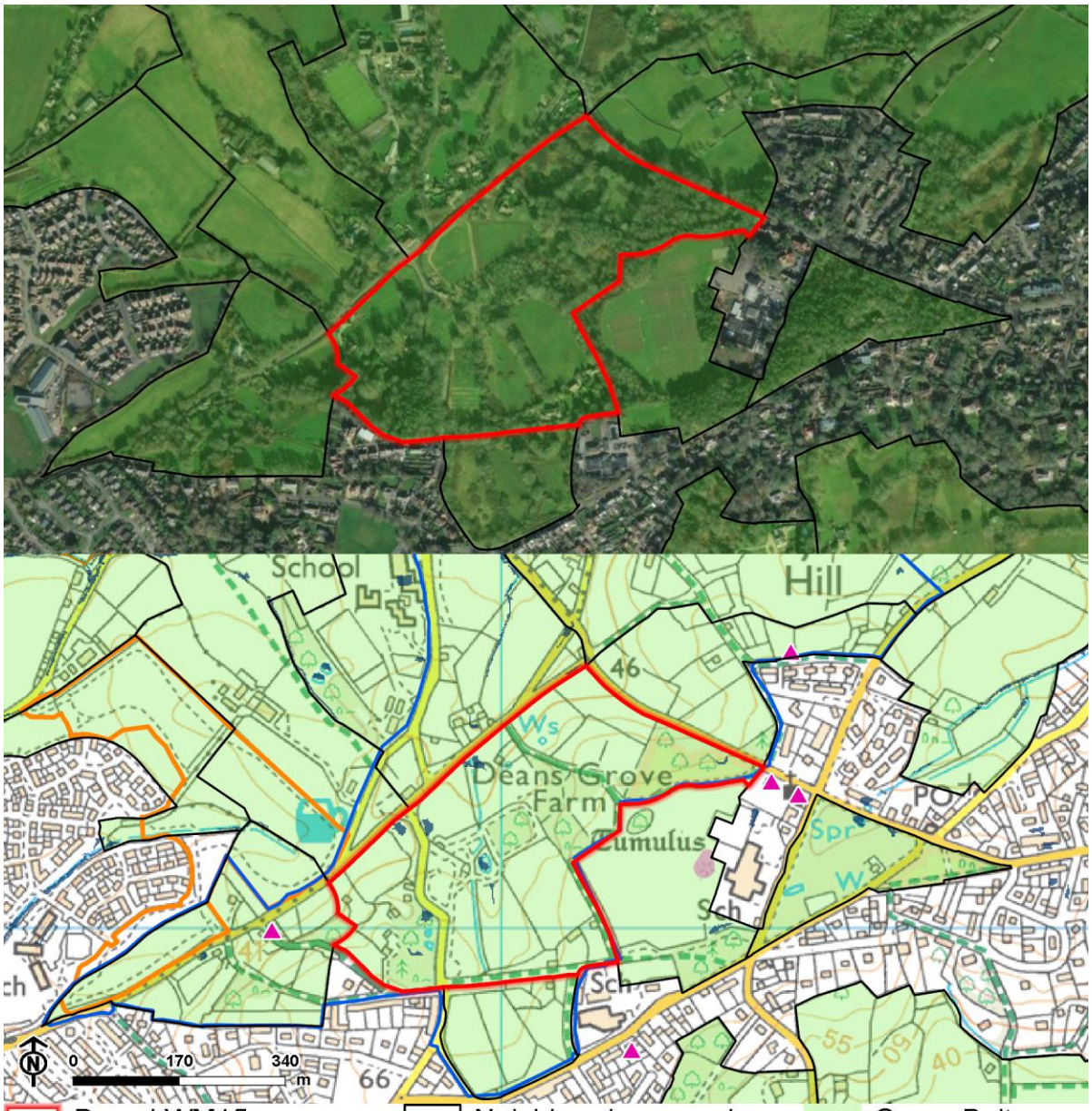
Equal contribution

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 WM15



Potential development constraints

- Listed building
- Chalk river
- Peaty soil
- Flood zone 2
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel WM15

Contribution of land in Parcel WM15

Parcel WM15 Assessment Conclusions

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

Parcel WM15 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the northeast of Wimborne Minster. Parcel size: 17ha. There is a strong boundary feature between the settlement and the parcel. Mature lines of trees and blocks of woodland along the settlement edge create a consistent boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. No substantial change in elevation. There is a weak perception of urban development outside of the parcel. Mature trees and woodland limit the perception of urban development. Land use creates some association with the urban area but there is little urbanising activity in the parcel. A funerary and detached houses add some limited urban influence to the parcel. Natural features limit perception of the wider countryside. Mature lines of trees limit outward views from within the parcel.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Wimborne Minster 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. A funerary and detached houses add some urban influence to the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel. Mature trees and woodland limit the perception of urban development.

Parcel WM15

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 mature woodland and trees, 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. Development in the parcel would negate the role of mature lines of trees and woodland which currently give the parcel a strong sense of separation from urbanising influences.

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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
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 WM15

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. A funerary and detached houses add some urban influence to the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel. Mature trees and woodland limit the perception of urban development.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Mature trees and woodland forms strong landscape features which if removed due to development 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 northern edge of the historic town of Wimborne Minster
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. A funerary and detached houses add some urban influence to the parcel.
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 conservation area contained within the parcel contributes to the understanding of the historic town's development and rural character.

Purpose E – Assisting in urban regeneration:

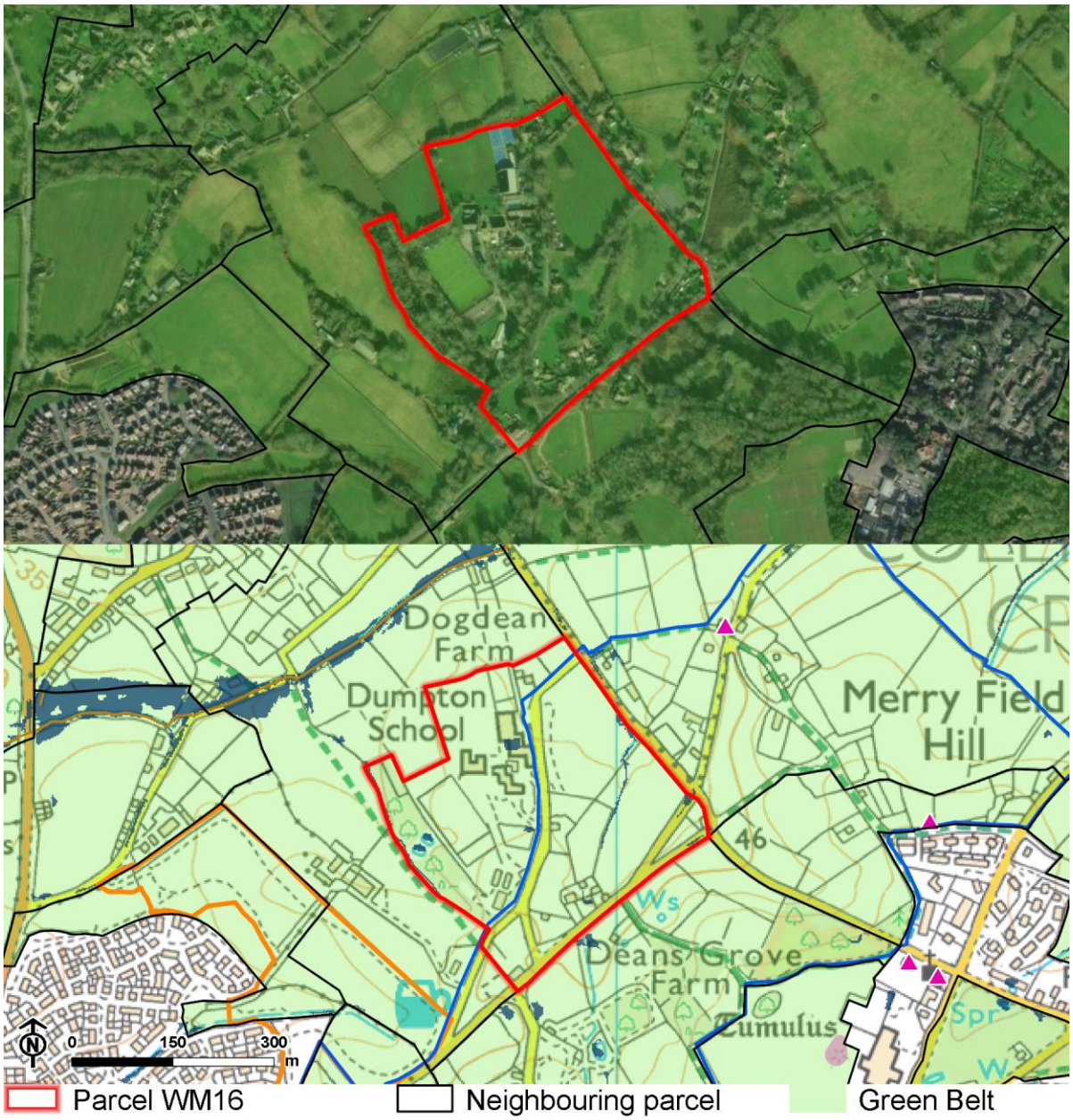
Equal contribution

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 WM16



Potential development constraints

- Listed building
- Chalk river
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Contribution of land in Parcel WM16

Parcel WM16 Assessment Conclusions

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

Parcel WM16 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Wimborne Minster. Parcel size: 14ha. There is a moderate boundary feature between the settlement and the parcel. Mature lines of trees along hedgerows within the southern section between the parcel and the settlement edge, as well as sections of hedgerows to the north, create separating features. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Intermittent views to the wider countryside to the north-east.

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. Wimborne Minster is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Wimborne Minster 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 distance of the parcel between the settlement edge,

Assessment Considerations	Assessment
	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 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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
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 WM16

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, 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 of the historic town of Wimborne Minster
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 conservation area contained within the parcel characterises the wider historic landscape of the town and contributes to the understanding of its early occupation and agricultural origins.

Purpose E – Assisting in urban regeneration:

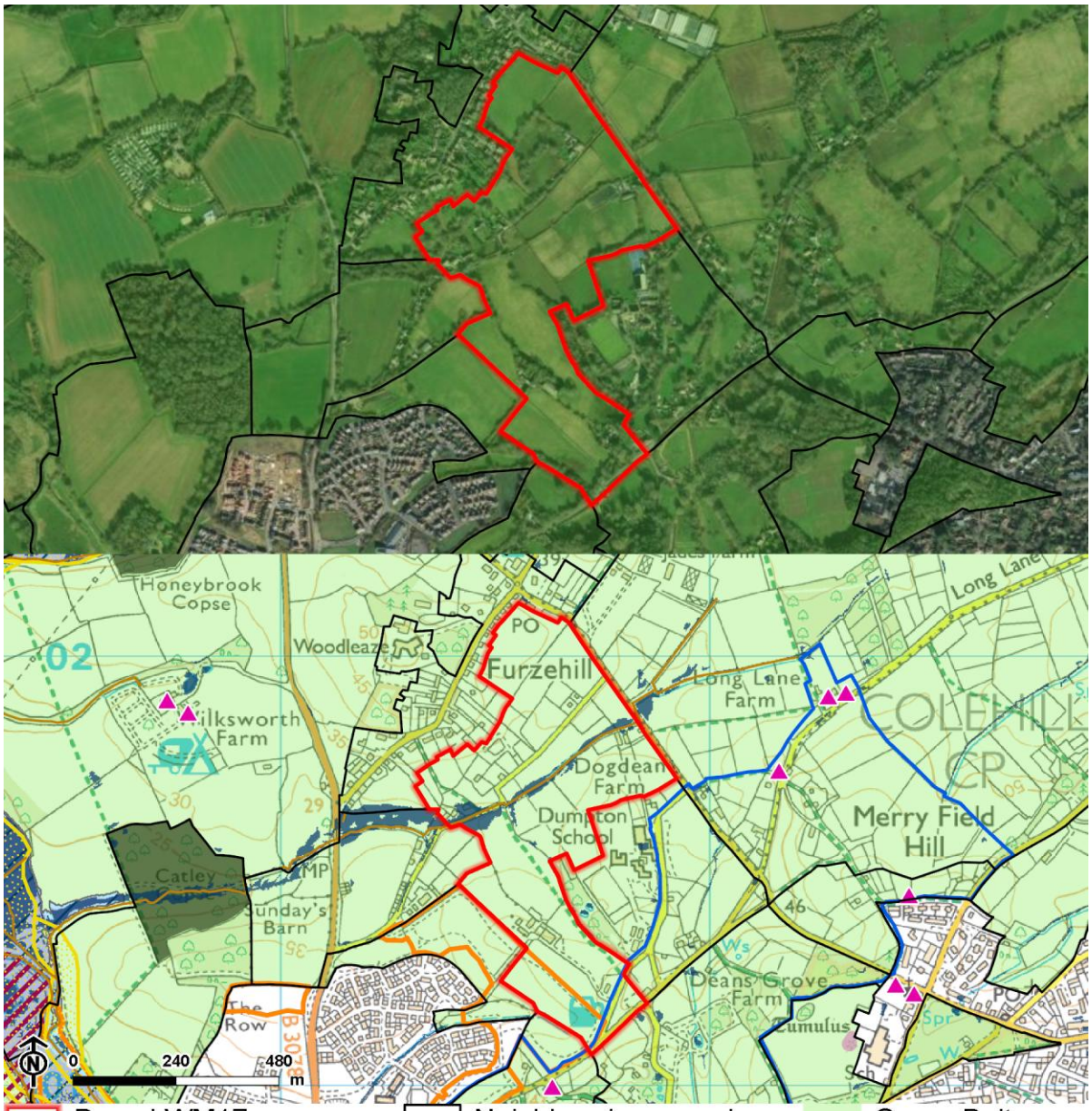
Equal contribution

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 WM17



Potential development constraints

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

Contribution of land in Parcel WM17

Parcel WM17 Assessment Conclusions

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

Parcel WM17 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Wimborne Minster. Parcel size: 28ha. Hedgerows and tree cover combine to create a moderate boundary between the parcel and the northern edge of the urban area. There is no significant change in landform to create a sense of separation between the settlement and the parcel. Distance from the settlement edge and intervening hedgerows limit perception of the urban edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

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. Wimborne Minster is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Wimborne Minster 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. The parcel has only hedgerow boundaries, 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 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 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 WM17

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located to the north of the historic town of Wimborne Minster
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 no notable contribution to the town's special character. The parcel is located along a modern residential development area and near Burts Hill-Merrifield Conservation Area, but it does not contribute to the historic character of the town

Purpose E – Assisting in urban regeneration:

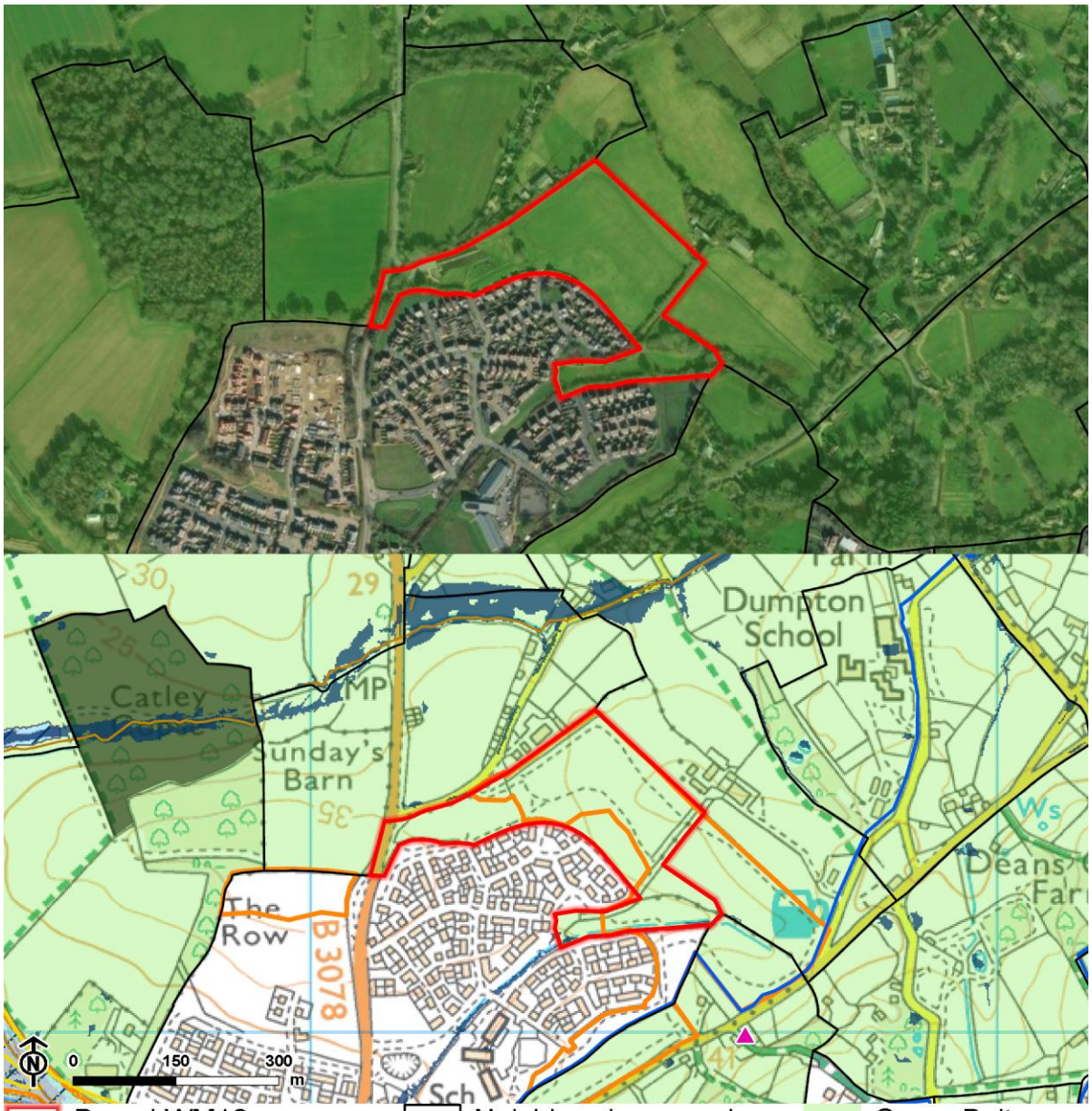
Equal contribution

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 A and therefore does not meet the definition of grey belt land.

Parcel WM18



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel WM18

Contribution of land in Parcel WM18

Parcel WM18 Assessment Conclusions

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

Parcel WM18 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Wimborne Minster Parcel size: 6ha.
There are no significant boundary features to separate the parcel from the settlement. No substantial separating features. Some rear garden fences.
There is no significant change in landform to create a sense of separation between the settlement and the parcel. No substantial change in elevation.
There is a strong perception of urban development outside of the parcel. The lack of boundary features creates a strong perception of the urban environment.
Dogdean green space and play park create some association with the urban area, but the parcel can largely be considered undeveloped.
There is some perception of the wider countryside. A mature hedgerow along Dogdean limits views towards the wider landscape to the north. To the east, a low rise screens ground-level views but the parcel has only a weak outer boundary hedgerow.

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. Wimborne Minster / Colehill 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 parcels eastern boundary is weak, but the north-western and south-western arms of the parcel are more contained.

Parcel WM18

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. Development in the eastern part of the parcel would in turn increase urbanising influence on adjacent open land. Development in the north-western and south-western arms of the parcel would not be incongruous.

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. Wimborne and Colehill are together considered to form a single town, so land in between the two does not contribute to this purpose.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WM18

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Development within the eastern part of the parcel would in turn increase urbanising impact on adjacent open land. The western parts of the parcel are more contained and so make a weaker contribution.

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. The parcel is located to the north-west of the historic town of Wimborne Minster
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 no notable contribution to the town's special character. The parcel is located in the north-western part of the historic town, but does not contribute to its historic character. There are no known heritage assets within the parcel or its vicinity that have a direct functional or historical relationship with the special character of the historic town to which the parcel contributes.

Purpose E – Assisting in urban regeneration:

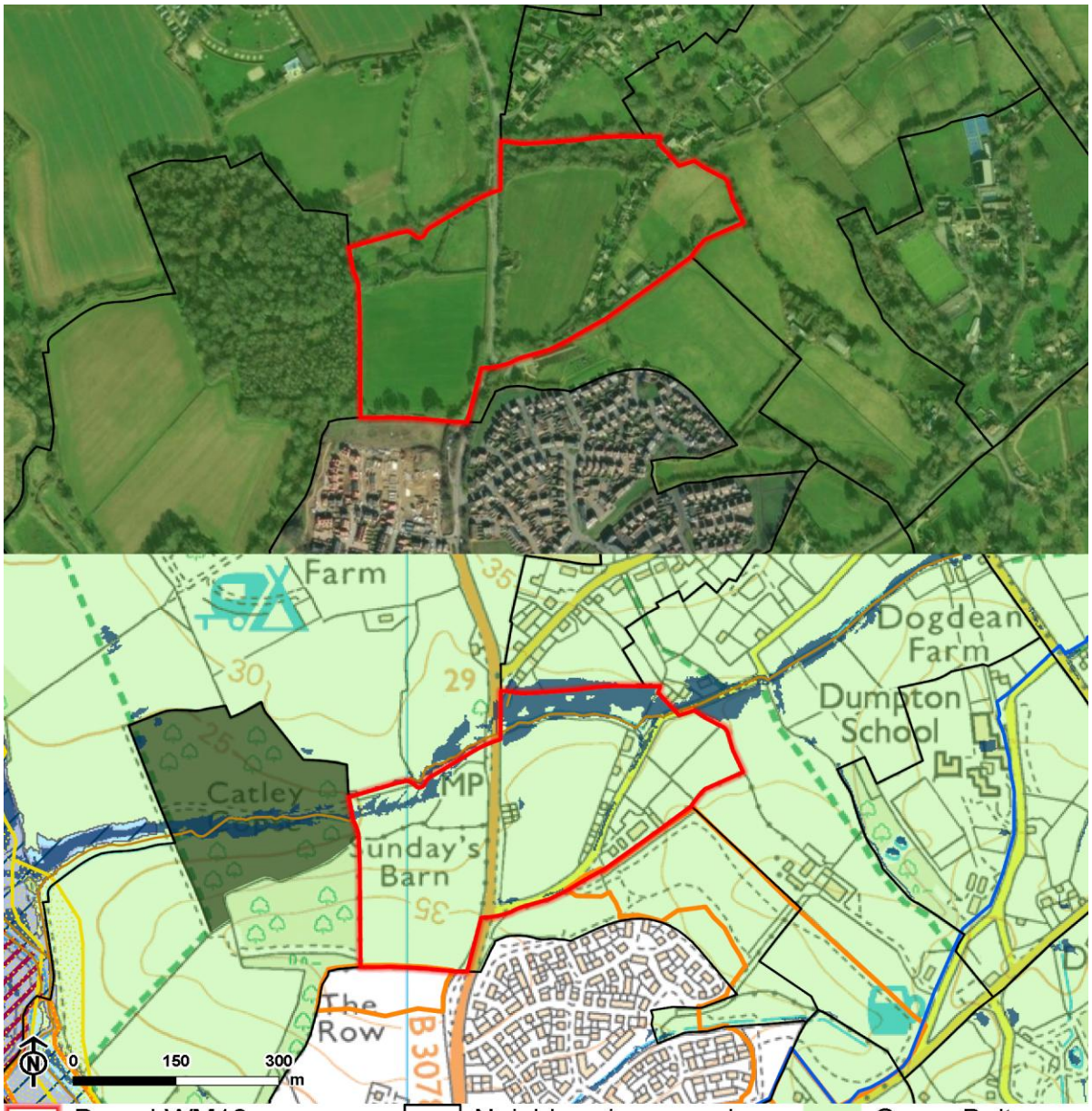
Equal contribution

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 WM19



Potential development constraints

- Chalk river
- Ancient woodland
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel WM19

Contribution of land in Parcel WM19

Parcel WM19 Assessment Conclusions

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

Parcel WM19 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the north western edge of Wimborne Minster / Colehill. Parcel size: 13ha. Well-treed hedgerows form a moderate boundary feature between the settlement and the parcel. There is some change in landform to the west of the B3078 Cranborne Road to create a sense of separation between the settlement and the parcel. The landform slopes downhill northward from the urban edge towards a tributary stream channel of the River Allen. East of the B3078 the slope is shallower. There is some perception of urban development outside of the parcel due to the proximity of the settlement edge. Houses along Dogdean have some localised urbanising influence. Natural features limit perception of the wider countryside. Mature lines of trees along the outer edges of the parcel limit the 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. Wimborne Minster 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. The proximity of the settlement edge adds to the perception of urban development.
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 is reasonably well contained, but preserves separation between Wimborne and the smaller Green Belt settlement of Furzehill.

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 merger of Furzehill into Wimborne / Colehill would be perceived as significant sprawl of the large built-up 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?	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. The proximity of the settlement edge adds to the perception of urban development.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel has reasonably strong outer boundary vegetation.

Parcel WM19

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. The parcel is located to the north-west of the historic town of Wimborne Minster
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 no notable contribution to the town's special character. The parcel is located in the north-western part of the historic town, but does not contribute to its historic character. There are no known heritage assets within the parcel or its vicinity that have a direct functional or historical relationship with the special character of the historic town to which the parcel contributes.

Purpose E – Assisting in urban regeneration:

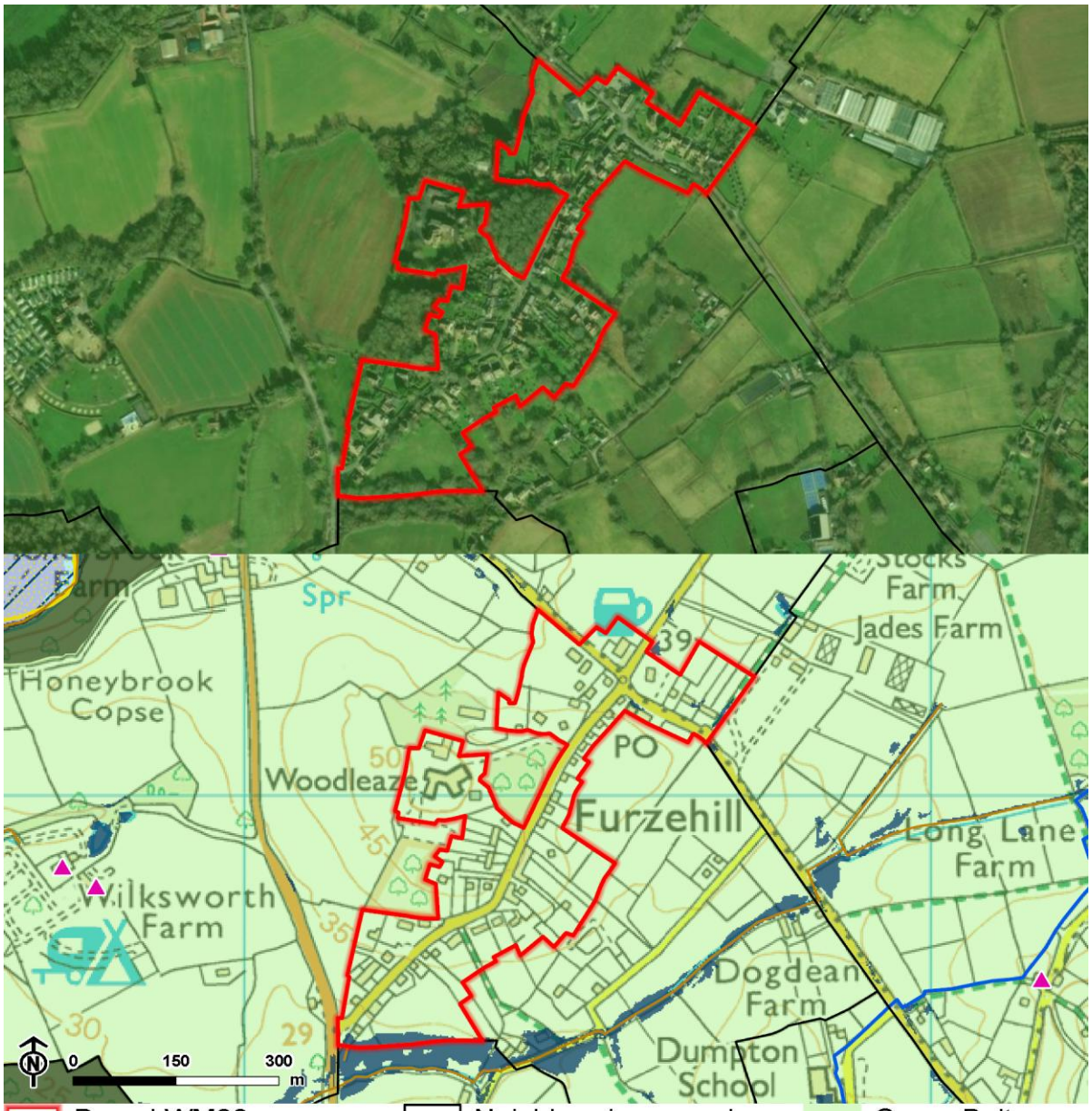
Equal contribution

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 WM20



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area

Parcel WM20

Contribution of land in Parcel WM20

Parcel WM20 Assessment Conclusions

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

Parcel WM20 Description

Parcel Location, Land Uses and Boundaries
The settlement of Furzehill. Parcel size: 13ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open 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 near to a large built-up area. Wimborne Minster / Colehill is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Wimborne Minster for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	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 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. It would not be perceived as significantly expanding the settlement or significantly reducing the gap to Wimborne / Colehill. A strong tree belt defines the parcel's boundary closest to the large built-up area.

Parcel WM20

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. However, the extent to which it is already developed limits its role in this regard.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Parcel WM20

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. The parcel is located to the north-west of the historic town of Wimborne Minster
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. The parcel contains the hamlet of Furze Hill which is part of the historic town's agricultural hinterland but with no direct connection to its special character.

Purpose E – Assisting in urban regeneration:

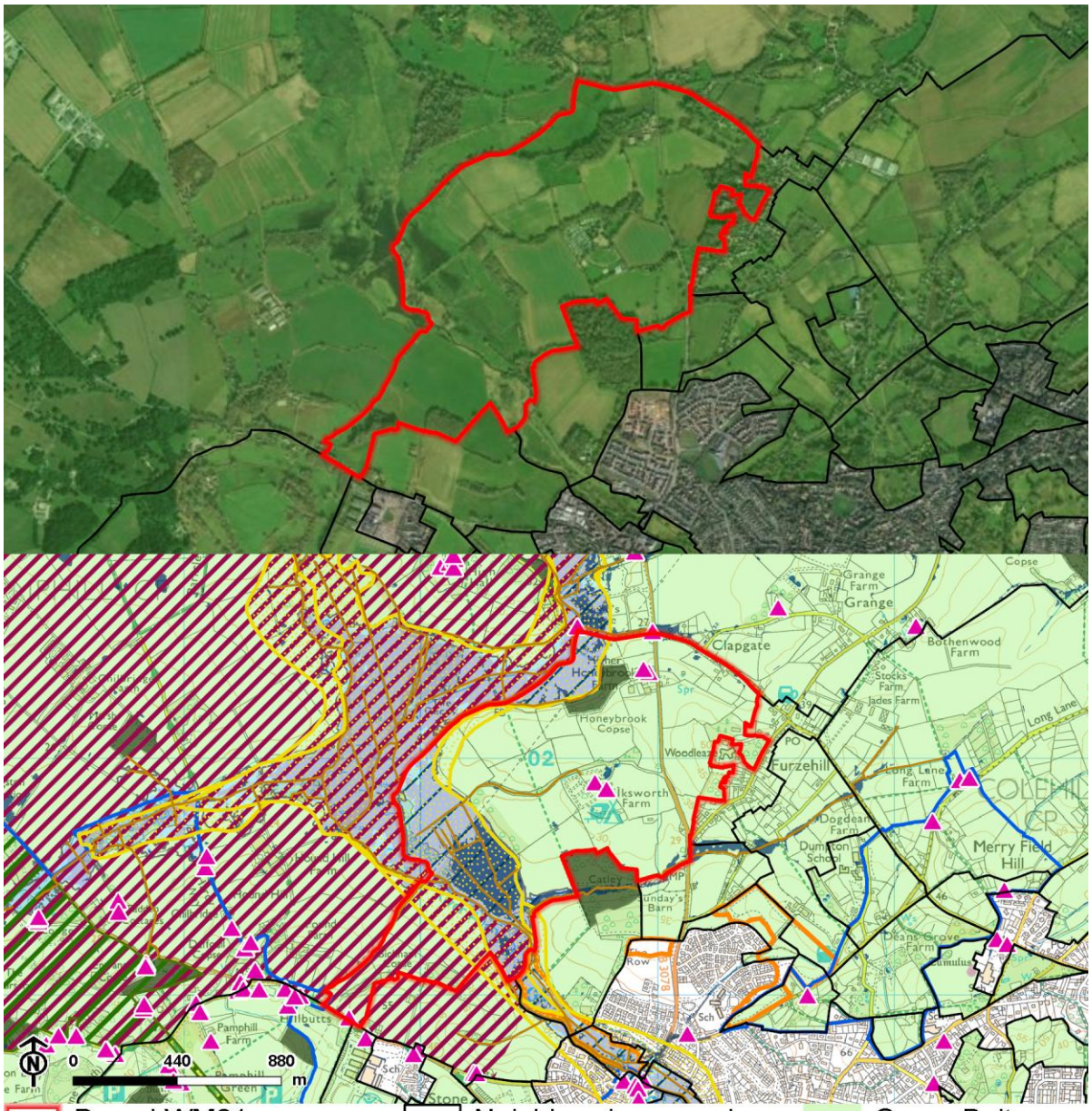
Equal contribution

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

Grey Belt

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

Parcel WM21



Potential development constraints

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

Parcel WM21

Contribution of land in Parcel WM21

Parcel WM21 Assessment Conclusions

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

Parcel WM21 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Wimborne Minster. Parcel size: 140ha. Boundary features within the gap between the settlement and the parcel combine tocreate strong separation. The parcel is set away from the towns and features acombination of hedgerows, tree lines, and woodland between the parcel and the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The distancebetween the parcel and the settlement edge weakens any perception. There is no significant urbanising development or activity in the Green Belt affecting thisparcel. There is a strong perception of the wider countryside, limiting the impact of any existingurbanising 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. Wimborne Minster is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Wimborne Minster 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?	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.

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 distance between the parcel and 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?	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's lack of a strong outer boundary feature means development within the parcel would increase the

Assessment Considerations	Assessment
	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 forms part of the setting of a historic town. The parcel is located to the north-west of the historic town of Wimborne Minster
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 no notable contribution to the town's special character. The parcel contains assets forming a general part of the historic town's agricultural hinterland but with no direct connection to its special character.

Purpose E – Assisting in urban regeneration:

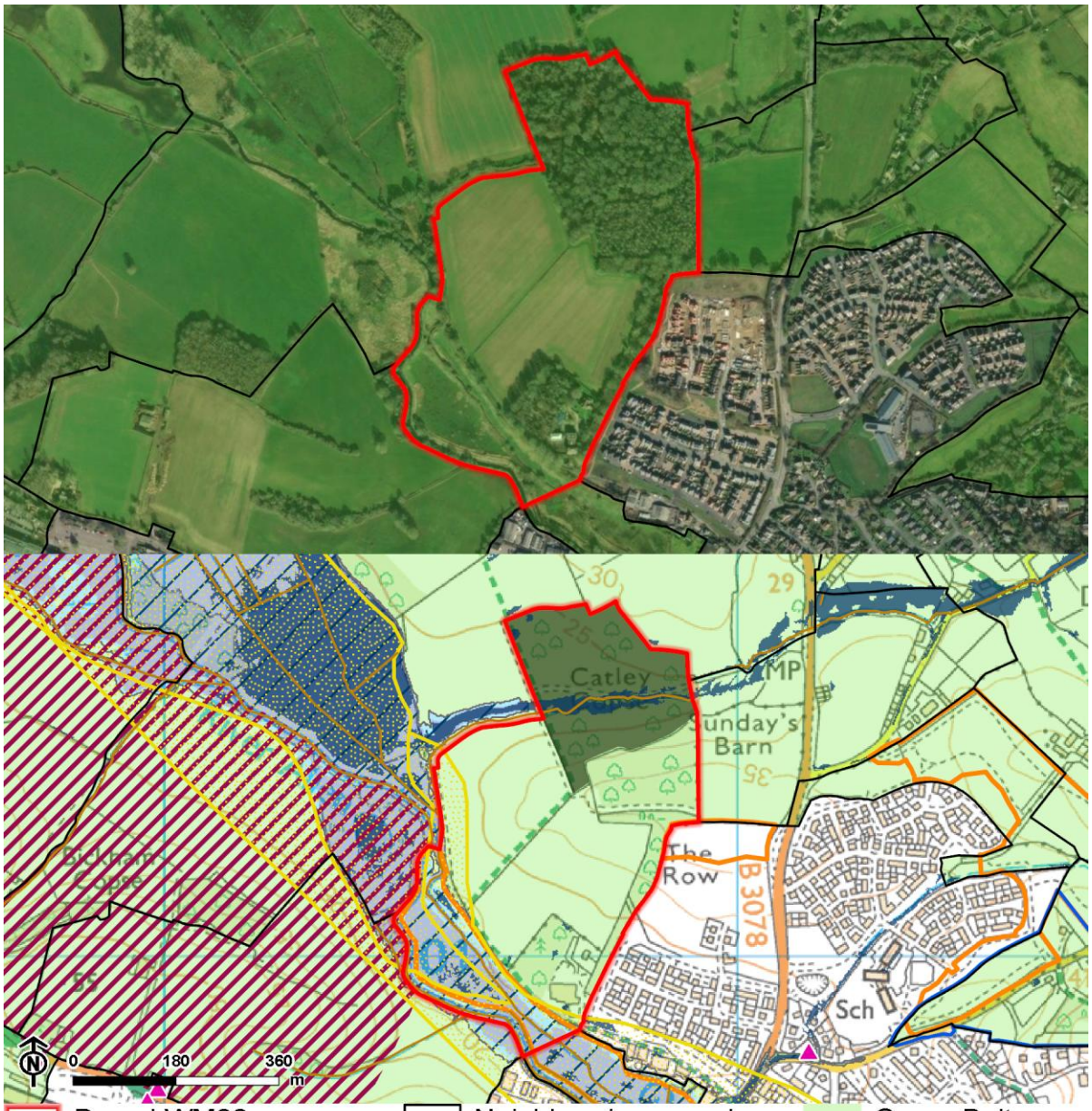
Equal contribution

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 WM22



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel WM22

Contribution of land in Parcel WM22

Parcel WM22 Assessment Conclusions

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

Parcel WM22 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-west of Wimborne Minster. Parcel size: 26ha. There is a moderate boundary feature between the settlement and the parcel, formed by a mature, well-treed hedgerow. Catley Copse, a mature woodland block, is located adjacent to the settlement in the northern-eastern part of the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes from the settlement edge towards a tributary channel of the River Allen. There is some perception of urban development outside of the parcel. The dense woodland coverage limits views towards the settlement edge, some audible influence of B3078. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Greenbelt in this area is covered by woodland. There is a strong perception of the wider countryside, with views westwards across the valley of the River Allen.

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. Wimborne Minster 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. The parcel is a mixture of woodland, arable fields and floodplain land associated with the River Allen.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel. Woodland and mature trees limit the perception of wider countryside.
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

Assessment Considerations	Assessment
	would negate the role of the mature, well-treed hedgerow and woodland blocks, 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 woodland block featuring mature trees 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. The parcel is a mixture of woodland, arable fields and floodplain land associated with the River Allen.

Parcel WM22

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel. Woodland and mature trees limit the perception of wider countryside.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The valley of the River Allen and Catley Copse are strong boundary features to the west and east of the parcel but there is a weaker hedgerow boundary to the north. Open land beyond the parcel would be likely to have some increase in urbanising impact as a result of development in 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 forms part of the setting of a historic town. The parcel is located to the northern edge of the historic town of Wimborne Minster
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. The parcel is a mixture of woodland, arable fields and floodplain land associated with the River Allen.
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. The parcel is located along a modern residential development and near Burts Hill-Merrifield Conservation Area, but it does not contribute to the historic character of the town

Purpose E – Assisting in urban regeneration:

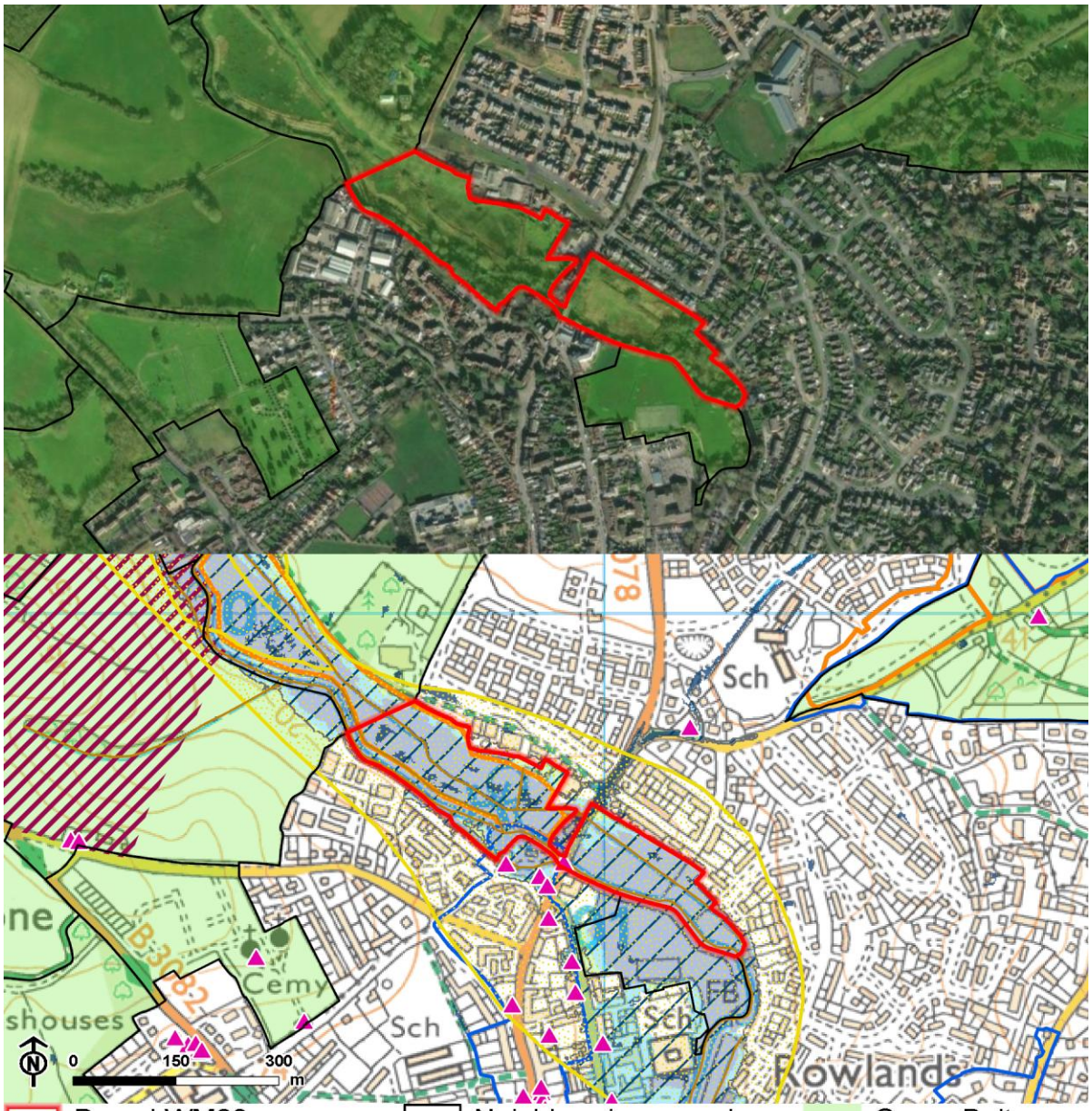
Equal contribution

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 A and therefore does not meet the definition of grey belt land.

Parcel WM23



Potential development constraints

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

Contribution of land in Parcel WM23

Parcel WM23 Assessment Conclusions

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

Parcel WM23 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Wimborne Minster Parcel size: 6ha. There is a moderate boundary feature between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Gaps in hedgerows and the open landscape along the River Allen enable views towards the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use consists of unmanaged fields along the River Allen floodplain. Urbanising development limits perception of the wider countryside. The parcel is enclosed by the settlement edge to the north, east, and south.

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. Wimborne Minster 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 physical features in reasonable proximity that could restrict and contain development.

Parcel WM23

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. 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.
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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Parcel WM23

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. The parcel is located within the historic town of Wimborne Minster
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 no notable contribution to the town's special character. The parcel contains a segment of the River Allen, but, due to its location within the town's development area, it does not significantly contribute to the historic character of the town

Purpose E – Assisting in urban regeneration:

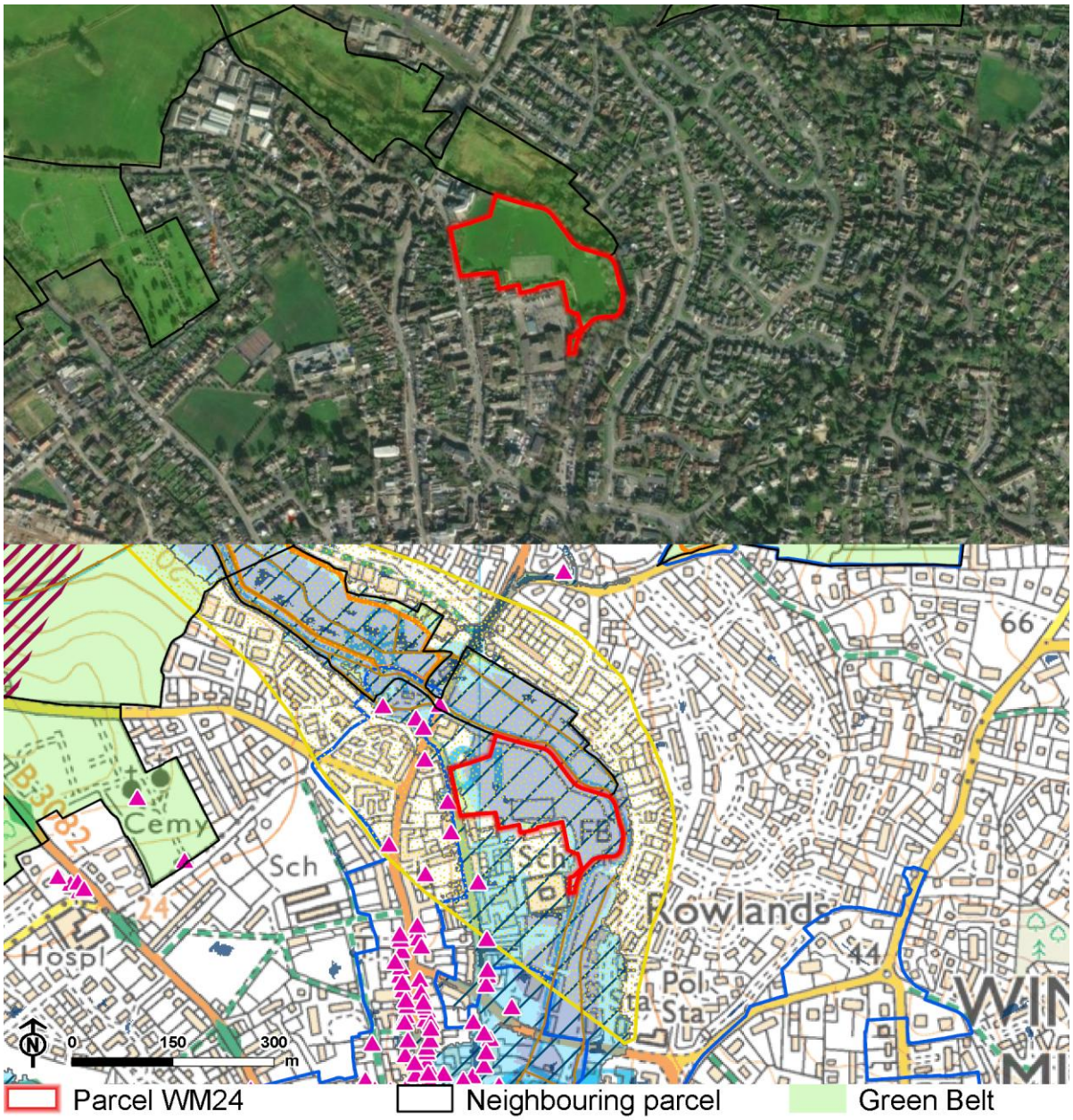
Equal contribution

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

Grey Belt

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

Parcel WM24



Potential development constraints

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

Parcel WM24

Contribution of land in Parcel WM24

Parcel WM24 Assessment Conclusions

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

Parcel WM24 Description

Parcel Location, Land Uses and Boundaries
The parcel is located inside the western edge of Wimborne Minster. Parcel size: 3ha.
There are no significant boundary features to separate the parcel from the settlement.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a strong perception of urban development outside of the parcel. Gaps along the boundary with the settlement edge caused by school buildings create a strong perception of urban development.
Land use creates some association with the urban area but there is little urbanising activity in the parcel. Playing fields associated with the school are located within the parcel.
Urbanising development limits perception of the wider countryside. Development within Wimbourne Minster limits views to the wider countryside.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Wimborne Minster 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 substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development.

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 significant urbanising influence.

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:

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 substantial 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.

Parcel WM24

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. The parcel is located to the west of the historic town of Wimborne Minster
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 no notable contribution to the town's special character. The parcel is located within the west part of the historic town, but does not contribute to its historic character. There are no known heritage assets within the parcel or its vicinity that have a direct functional or historical relationship with the special character of the historic town to which the parcel contributes.

Purpose E – Assisting in urban regeneration:

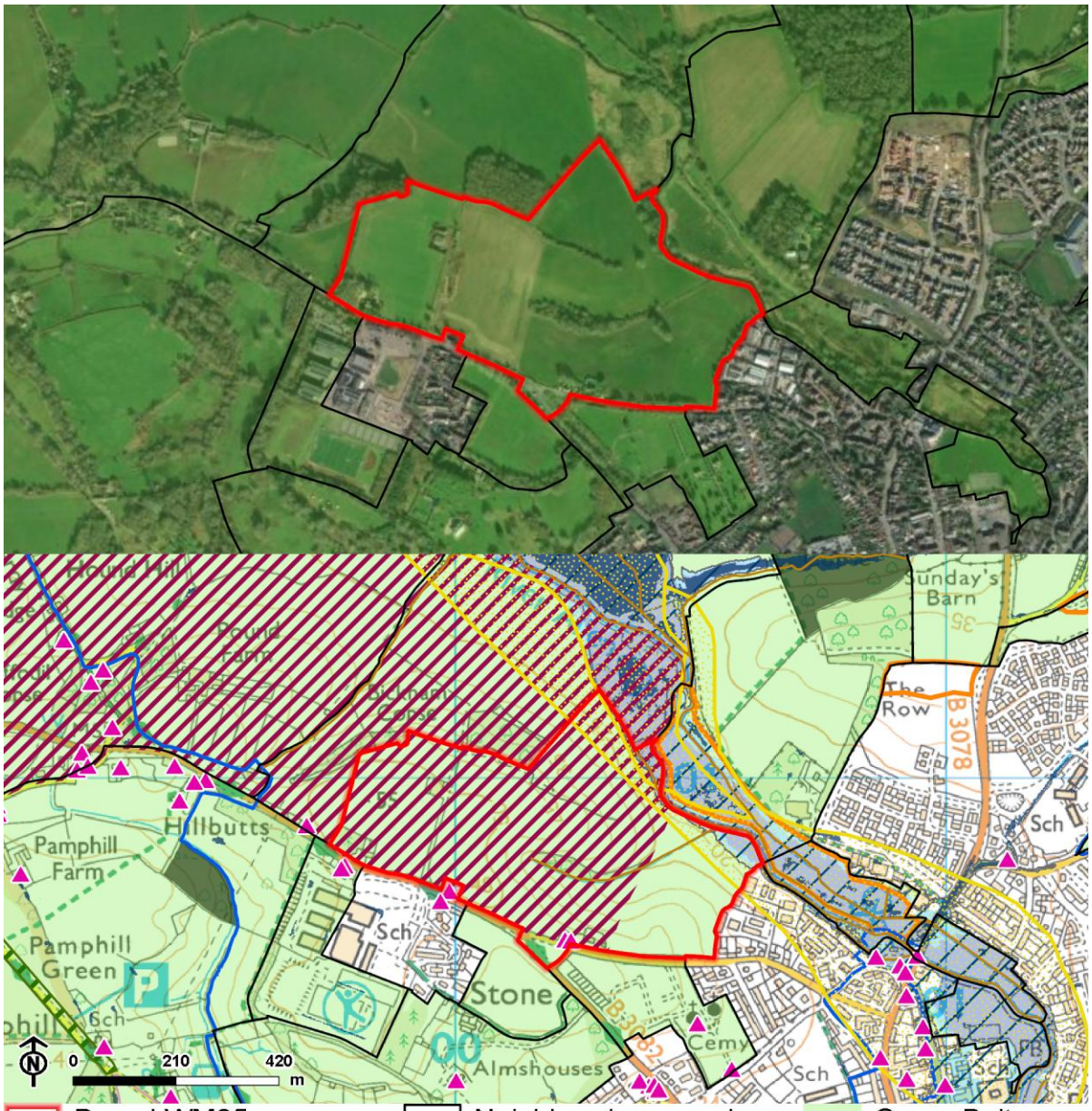
Equal contribution

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 WM25



Potential development constraints

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

Parcel WM25

Contribution of land in Parcel WM25

Parcel WM25 Assessment Conclusions

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

Parcel WM25 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Wimborne Minster, on the northern side of Queen Elizabeth's School (at Stone). Parcel size: 27ha. NA

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. Wimborne Minster is a town and so is defined as part of a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. The parcel is agricultural fields with isolated dwellings and farmsteads.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Hedgerow boundaries along the B3082 enable intermittent views to the urban edge, particularly towards the multi-story school buildings to the west.
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 weak boundaries, 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.

Parcel WM25

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. The parcel is agricultural fields with isolated dwellings and farmsteads.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel. Hedgerow boundaries along the B3082 enable intermittent views to the urban edge, particularly towards the multi-story school buildings to the west.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel WM25

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. The parcel is located to the west of the historic town of Wimborne Minster
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. The parcel is agricultural fields with isolated dwellings and farmsteads.
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. The parcel is located in the west part of the historic town, but does not contribute to its historic character. There are no known heritage assets within the parcel or its vicinity that have a direct functional or historical relationship with the special character of the historic town to which the parcel contributes.

Purpose E – Assisting in urban regeneration:

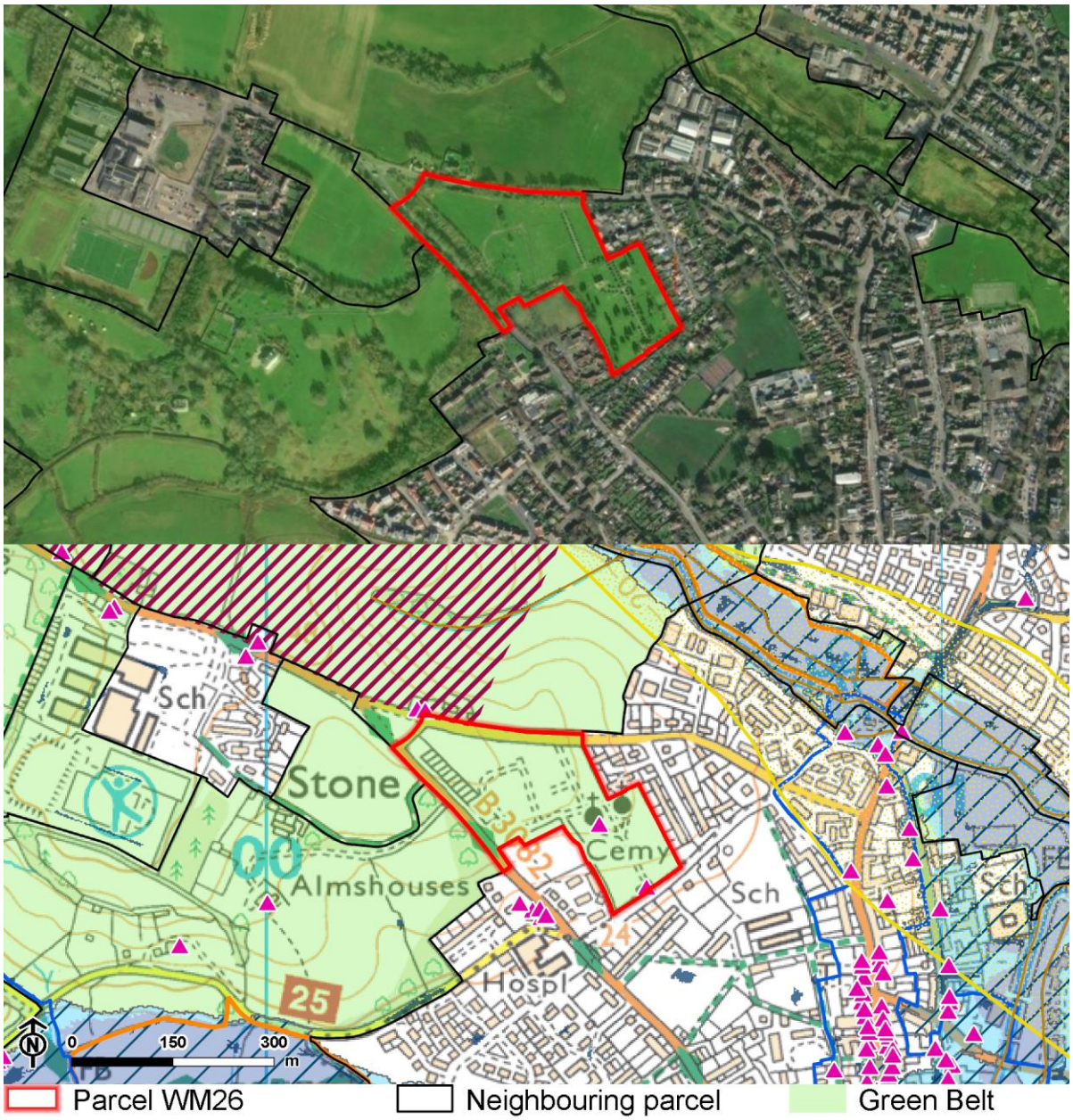
Equal contribution

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 WM26



Potential development constraints

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

Parcel WM26

Contribution of land in Parcel WM26

Parcel WM26 Assessment Conclusions

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

Parcel WM26 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Wimborne Minster. Parcel size: 6ha. There are no significant boundary features to separate the parcel from the settlement. The boundaries of the parcel predominantly consist of boundary fencing along the rear gardens that are often supplemented by clipped hedgerows. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Weak boundaries enable views towards the adjacent settlement edge. There is significant urbanising influence associated with development, land use and activity in the Green Belt. A cemetery occupies most of the parcel. Natural features limit perception of the wider countryside. Lines of mature woodland to the north and north-west of the parcel limits views towards 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. Wimborne Minster/Colehill is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Wimborne Minster/Colehill for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. A cemetery occupies most of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. There is a strong perception of urban development outside of the parcel. Weak boundaries enable views towards the adjacent settlement edge.

Parcel WM26

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 hedgerows with sections of mature trees, so development within the parcel would, in turn, increase the urbanising impact 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. 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:

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. There is a strong perception of urban development outside of the parcel. Weak boundaries enable views towards the adjacent settlement edge.

Parcel WM26

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. A cemetery occupies most of the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. There is a strong perception of urban development outside of the parcel. Weak boundaries enable views towards the adjacent settlement edge.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

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 western edge of Wimborne Minster
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel. A cemetery occupies most of the parcel.
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 southern part of the parcel includes the remains of a historic cemetery, possibly related to the nearby historic leper hospital and contributes to the historic character of the town. The north-western part of the parcel contains a recent extension of the cemetery with no historic relevance.

Purpose E – Assisting in urban regeneration:

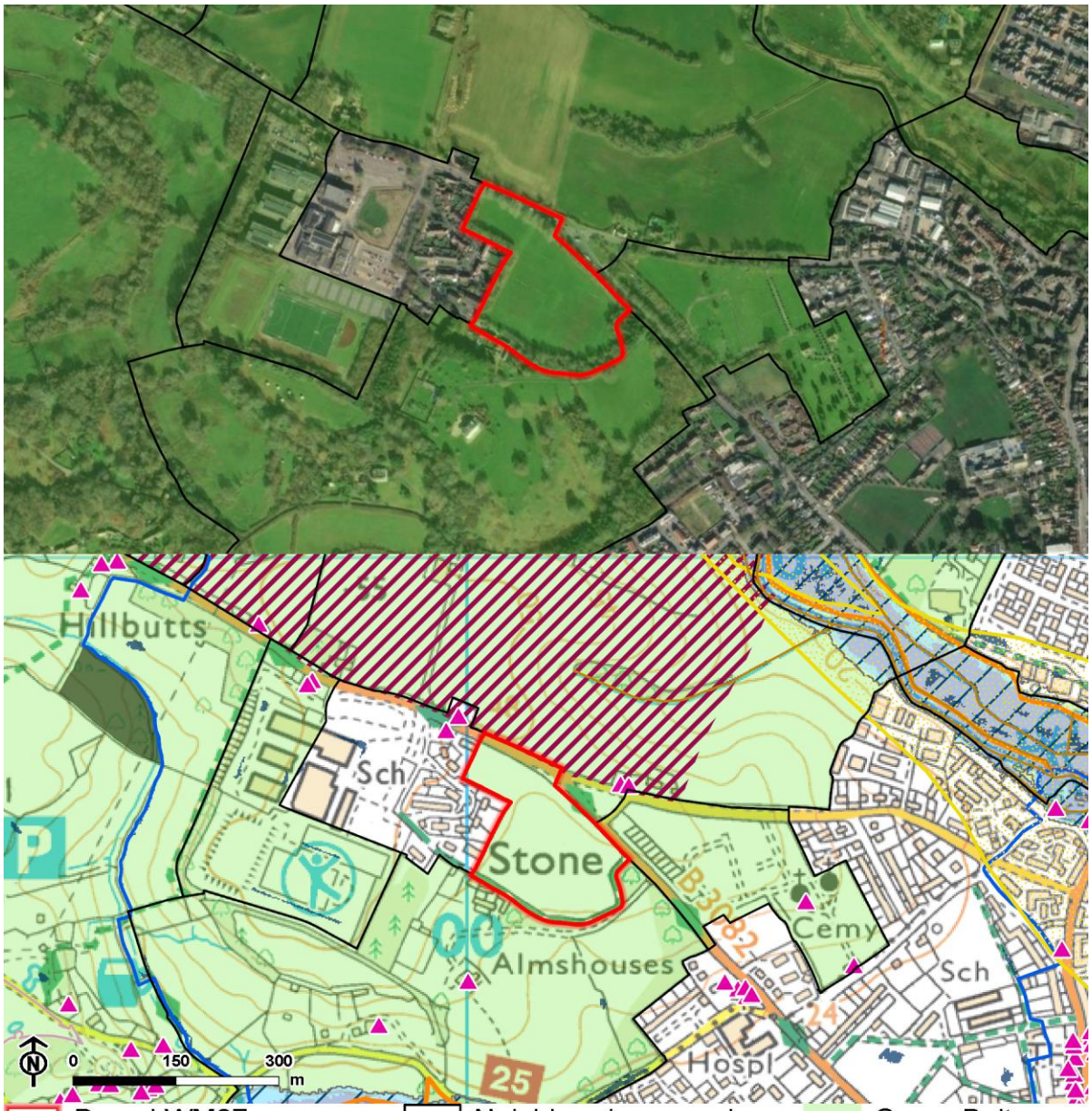
Equal contribution

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 WM27



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel WM27

Contribution of land in Parcel WM27

Parcel WM27 Assessment Conclusions

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

Parcel WM27 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Wimborne Minster. Parcel size: 4ha. There is a consistent strong boundary feature between the settlement and the parcel. Mature woodland along the settlement edge forms a strong boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. here is a weak perception of urban development outside of the parcel. The strong mature hedgerow boundaries along the settlement edge creates a weak perception of development along the settlement edge. Land use creates some association with the urban area but there is little urbanising activity in the parcel apart from playing fields. Natural features limit perception of the wider countryside. Mature boundaries limit the 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 near to a large built-up area. Wimborne Minster/Colehill is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Wimborne Minster/Colehill for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel, land use is mainly playing fields
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. The strong mature tree boundary along the settlement edge creates a weak perception of development along the settlement edge.

Parcel WM27

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 mature trees 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. Mature lines of trees 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 WM27

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel, land use is mainly playing fields
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. The strong mature tree boundary along the settlement edge creates a weak perception of development along the settlement edge.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature lines of trees forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located to the west of the historic town of Wimborne Minster
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel, land use is mainly playing fields
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. The parcel is located in the west part of the historic town, but does not contribute to its historic character. There are no known heritage assets within the parcel or its vicinity that have a direct functional or historical relationship with the special character of the historic town to which the parcel contributes.

Purpose E – Assisting in urban regeneration:

Equal contribution

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

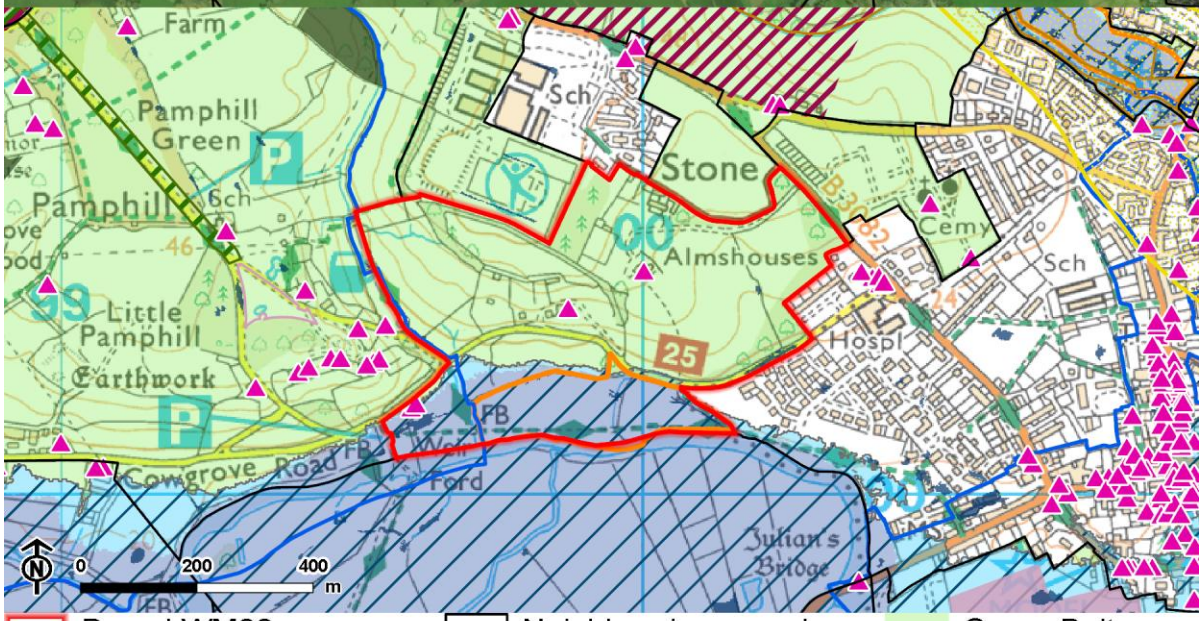
Parcel WM27

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 WM28





Parcel WM28 | Neighbouring parcel | Green Belt

Potential development constraints

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

Contribution of land in Parcel WM28

Parcel WM28 Assessment Conclusions

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

Parcel WM28 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Wimborne Minster / Colehill. Parcel size: 27ha. Mature woodland forms a strong boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. Most of the parcel is on higher ground, sloping up north-westwards away from the urban edge. There is no landform difference between the urban area and the southern part of the parcel, close to the River Stour. There is a weak perception of urban development outside of the parcel. The strong woodland boundary along the settlement edge limits urbanising influence. There is little urbanising activity in the parcel. Much of the parcel is parkland associated with Stone House. Tree cover provides containment to the west and north but there is a strong visual relationship with the broad valley of the River Stour to the south.

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. Wimborne Minster/Colehill 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 WM28

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 tree cover surrounding the parcel 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. Expansion upslope beyond the parcel's strong urban edge boundary would be incongruous with the urban pattern. Any development westwards along the riverside would increase urbanising influence on open land to the north.

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 WM28

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 to the north and west, and the River Stour to the south, form strong outer boundaries 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. The parcel is located to the west of Wimborne Minster
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 contributes to the character of the town, comprising within its extent the historic remains of the hospital and a green area that historically separates the town from Pamphill rural settlements.

Purpose E – Assisting in urban regeneration:

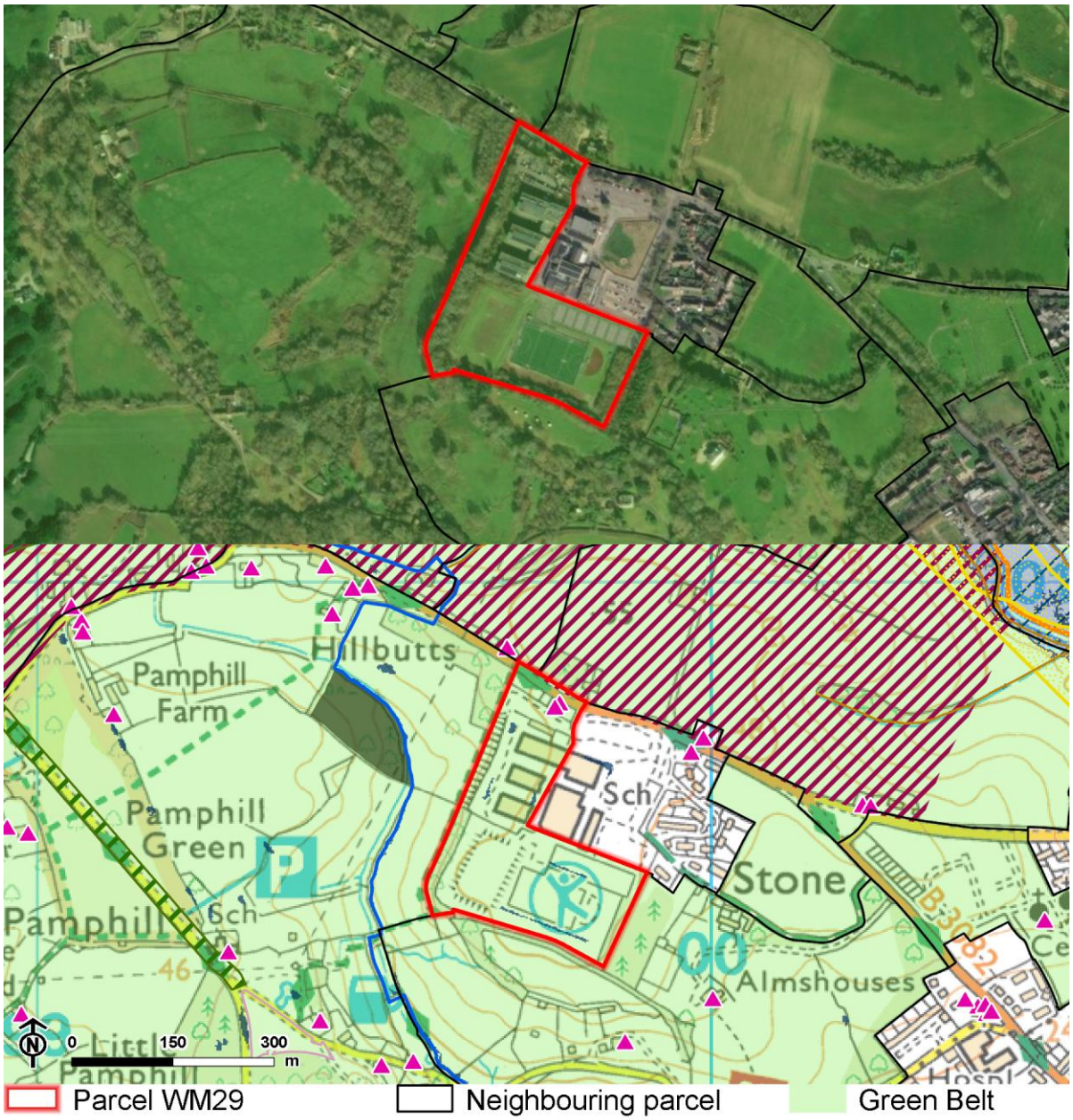
Equal contribution

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 WM29



Potential development constraints

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

Parcel WM29

Contribution of land in Parcel WM29

Parcel WM29 Assessment Conclusions

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

Parcel WM29 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western and southern sides of the inset urban area of Queen Elizabeth's School at Stone, to the west of Wimborne Minster / Colehill. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the urban area occupied by the school. There is no significant change in landform to create a sense of separation between the the school and the parcel. There is a strong perception of urban development outside of the parcel, from the large school buildings. There is significant urbanising influence associated with development, land use and activity in the Green Belt. The northern part of the parcel is largely occupied by school buildings whilst the southern part is associated sports pitches, including tennis courts and a hockey pitch. Natural features limit perception of the wider countryside. Mature tree belts contain the parcel.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Wimborne Minster / Colehill is a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.

Parcel WM29

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 extent to which the parcel is already developed, combined with strong outer boundary vegetation, would limit the impact on land beyond of any additional development.
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 existing level of development means that development would not be incongruous.

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:

Weak/No contribution

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

Parcel WM29

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 extent to which the parcel is already developed, combined with strong outer boundary vegetation, would limit the impact on land beyond of any additional development.

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. The parcel is located to the west of the historic town of Wimborne Minster
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. The parcel is located in the west part of the historic town, but does not contribute to its historic character. There are no known heritage assets within the parcel or its vicinity that have a direct functional or historical relationship with the special character of the historic town to which the parcel contributes.

Purpose E – Assisting in urban regeneration:

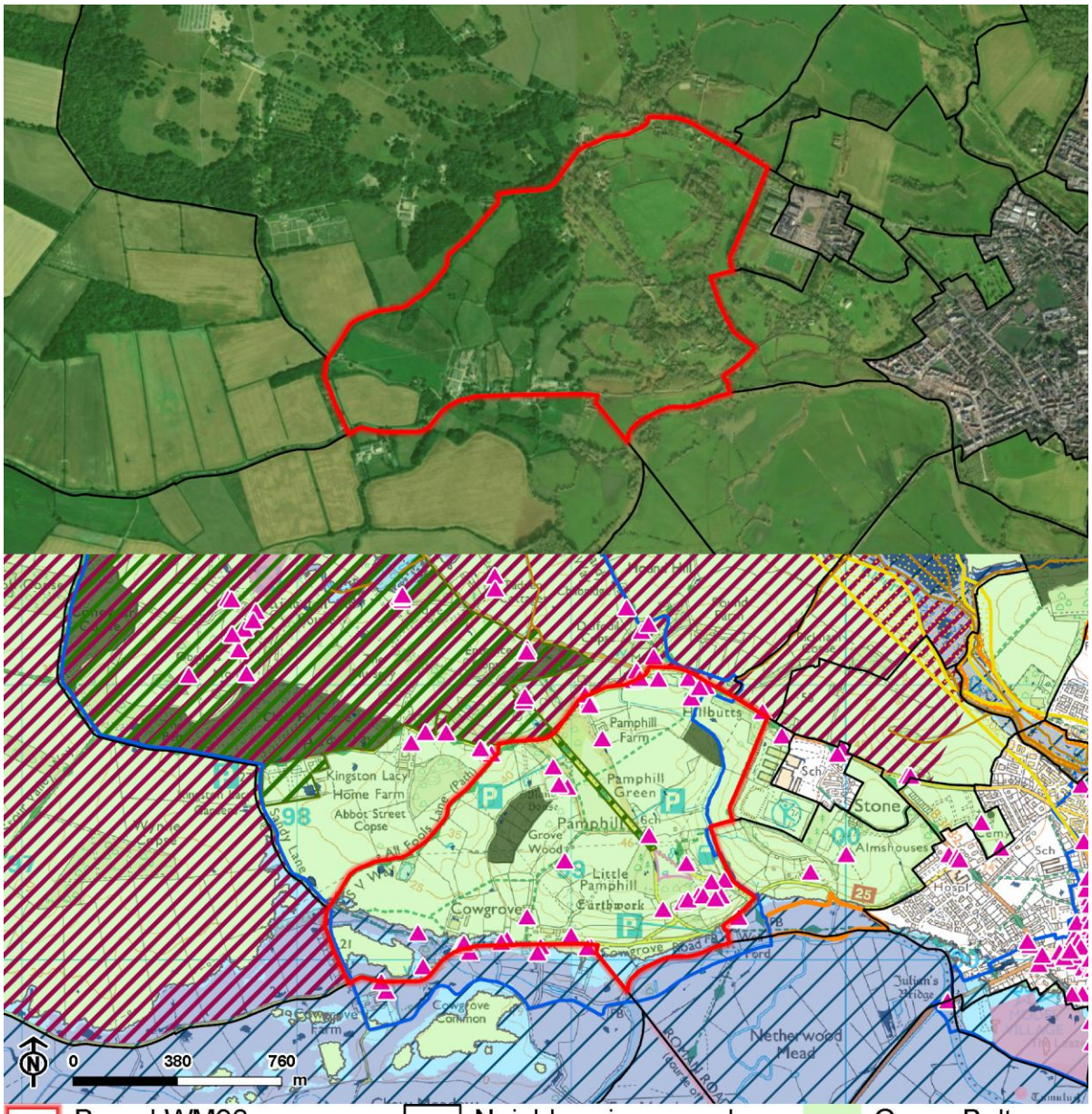
Equal contribution

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 WM30



Potential development constraints

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

Parcel WM30

Contribution of land in Parcel WM30

Parcel WM30 Assessment Conclusions

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

Parcel WM30 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Winborne Minster. Parcel size: 110ha. Boundary features within the gap between the settlement and the parcel combine tocreate strong separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The distancebetween the parcel and the settlement edge weakens any perception. There is no significant urbanising development or activity in the Green Belt affecting thisparcel. There is a strong perception of the wider countryside, limiting the impact of any existingurbanising 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. Wimborne Minster is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Wimborne Minster 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?	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.

Parcel WM30

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.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel's lack of a strong outer boundary feature means development within the parcel would increase the urbanising impact of development on adjacent open land.

Parcel WM30

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 west of Wimborne Minster
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 the Pamphill Conservation Area and part of Kingston Lacy Registered Park and Garden. They represent heritage assets in the wider landscape which contribute to the understanding of the early occupation of the town and its agricultural origins.

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.