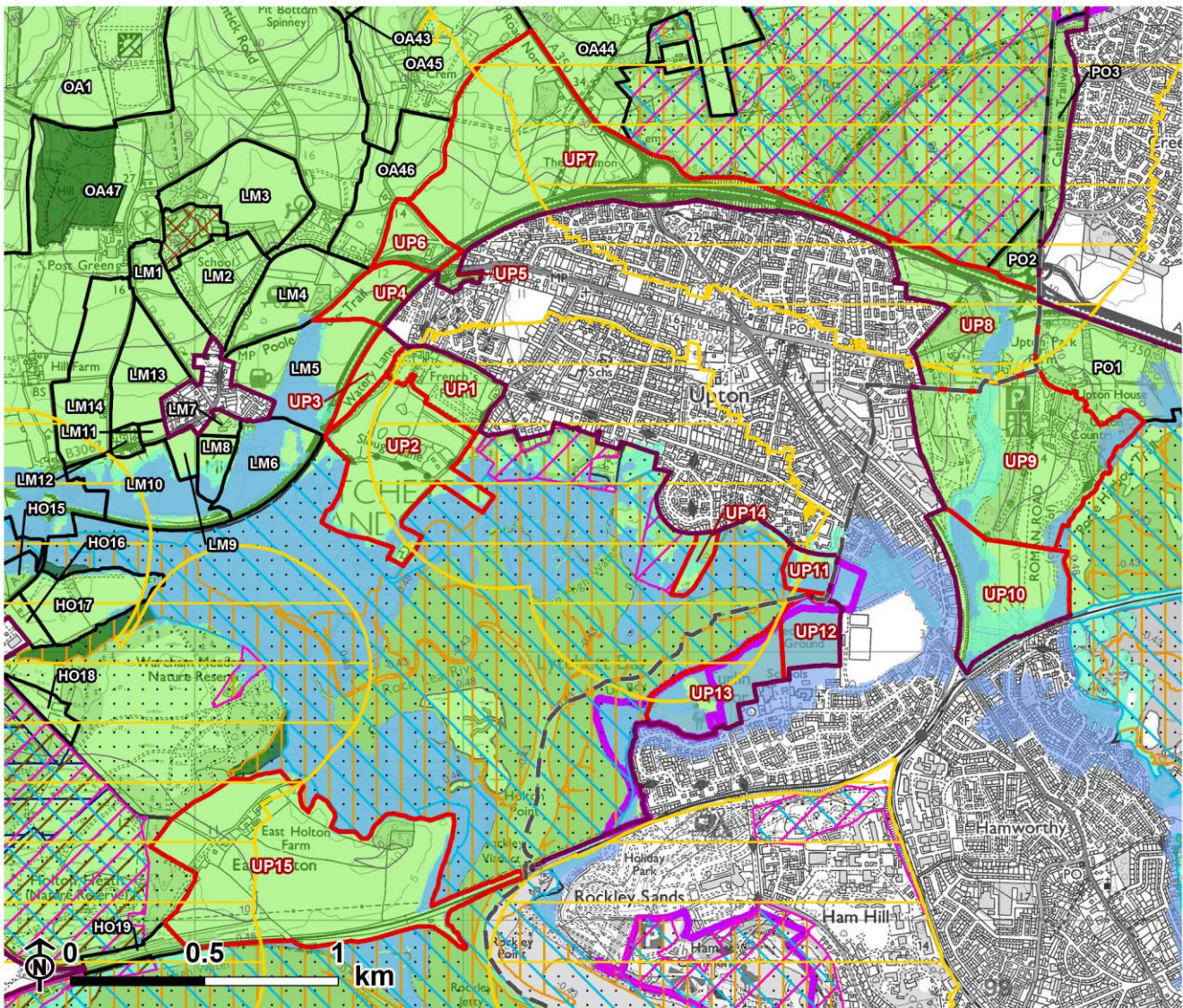


Appendix B
Detailed Stage 1
Contribution
Assessments:
Upton & Hamworthy

Upton & Hamworthy



- - - Local Authority boundary

— Inset area

Green Belt

Upton & Hamworthy parcel

Neighbouring parcel

No openness

Absolute constraints

Special Area of Conservation

Special Protection Area

Ramsar

Site of Special Scientific Interest

National Nature Reserve

Ancient Woodland Inventory

Scheduled monument



Potential constraints

Local Nature Reserve

Flood zone 3

Flood zone 2

400m Heathland Area

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Components of contribution assessment

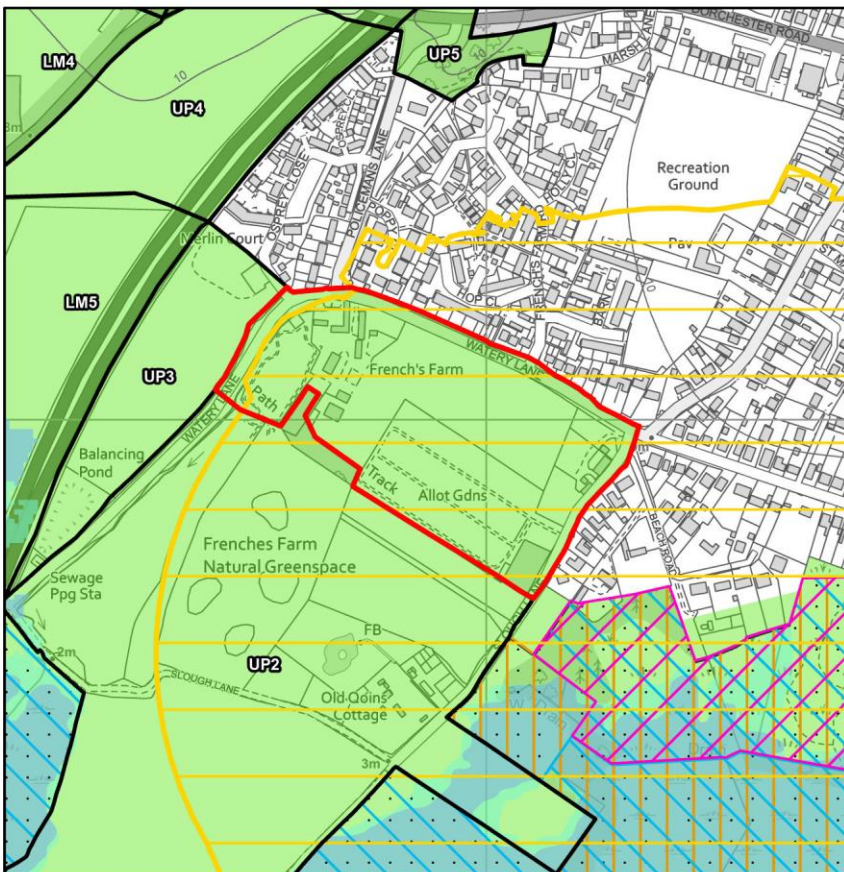
The analysis of contribution to the Green Belt purposes considers:

- the relevance of each Green Belt purpose, given the parcel's location relative to large built-up areas, towns, countryside and historic towns;
- the extent to which the land can be considered open in Green Belt terms;
- for Purpose 1-3, the degree of distinction between the parcel and urban area(s) - that is, the extent to which land is associated with the urban area or with the wider countryside. A stronger distinction from the urban area increases contribution to these purposes, where relevant.

Contribution of land in UP1



- UP1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



UP1

Parcel location and openness

Parcel size: 7.56ha

The parcel is located on the western edge of Upton/Hamworthy.

Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. The western part of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, consisting of paddock fields and several agricultural buildings in the west of the parcel. However, these are 'appropriate development' in the Green Belt and therefore do not impact openness. Allotments are located in the south of the parcel; however, these are isolated from the immediate inset edge.

Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, the garden boundary in the north west corner of the parcel is only a weak boundary feature, creating little separation from the inset area, and the parcel has some degree of containment by urban development. In addition, land is in close proximity to Upton/Hamworthy. Overall there is weak distinction between the parcel and the urban area.

UP1

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Moderate

Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area.

Overall the area makes a moderate contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land is open, but there is a wide gap between Upton/Hamworthy and Wareham. Intervening urban development at Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap.

Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Moderate

Land is open countryside but there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

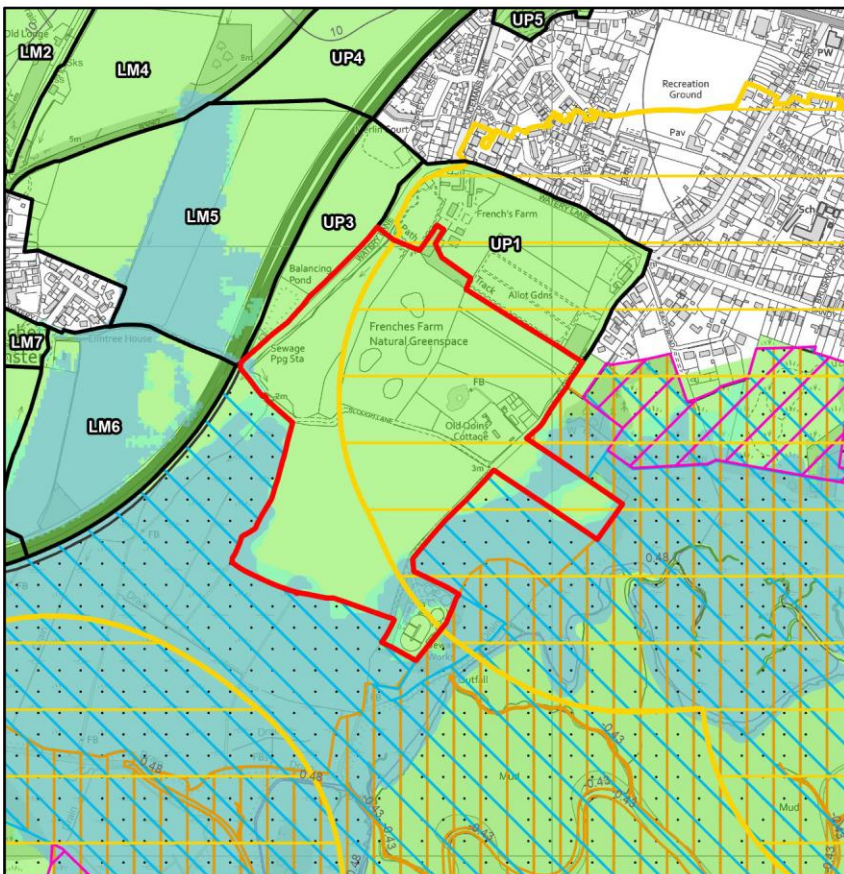
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP2



- UP2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



UP2

Parcel location and openness

Parcel size: 22.86ha

The parcel is located west of Upton/Hamworthy. Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Poole Harbour SSSI and Ramsar Site surrounds the parcel to the south. The northern part of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of paddocks, fields and a dwelling in the east. However, this development is not large enough in scale to impact openness. In addition, a sewage works is located in the southeast of the parcel, however, this is 'appropriate development' in the Green Belt and therefore does not impact openness.

Distinction between parcel and inset area

Slough Lane and the associated tree line form a moderate boundary feature creating separation from the inset edge of Upton/Hamworthy. The parcel is not contained by urban development and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

UP2

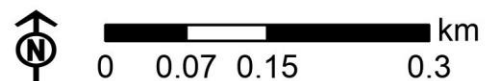
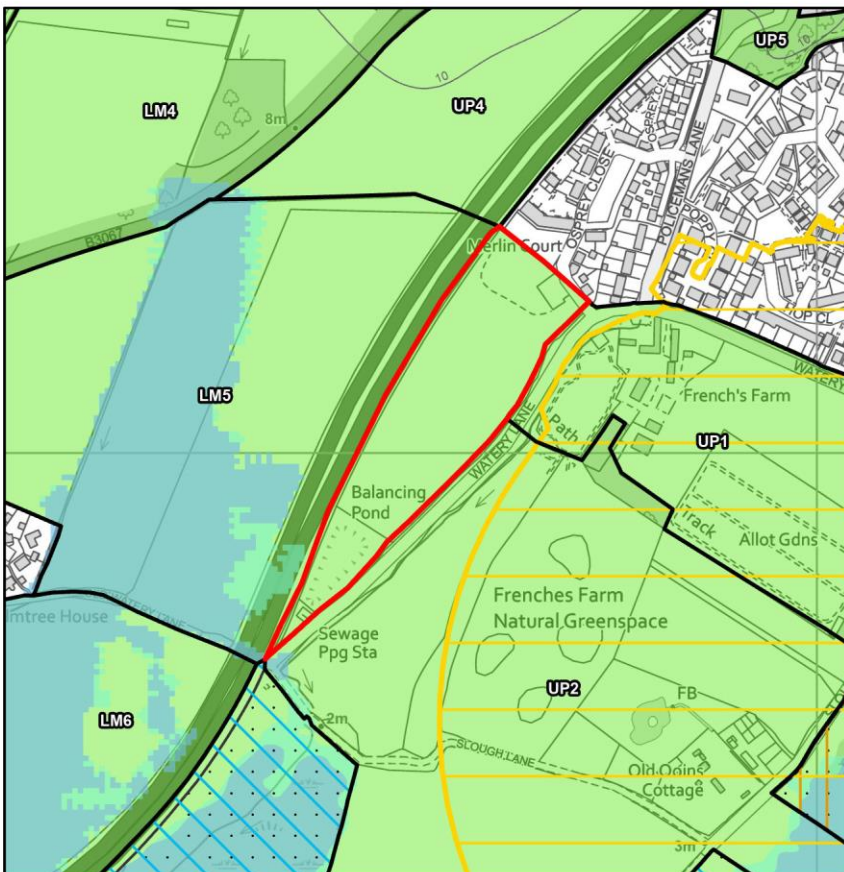
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open, but there is a wide gap between Upton/Hamworthy and Wareham. Intervening urban development at Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP3



- UP3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



UP3

Parcel location and openness

Parcel size: 3.37ha

The parcel is located on the western edge of Upton/Hamworthy.

Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of a vacant field and a building on the northern edge of the parcel. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

There is no boundary feature on the northern edge of the parcel to create separation from the inset area. However, the parcel is not contained by urban development. As such, neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

UP3

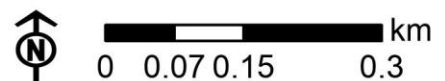
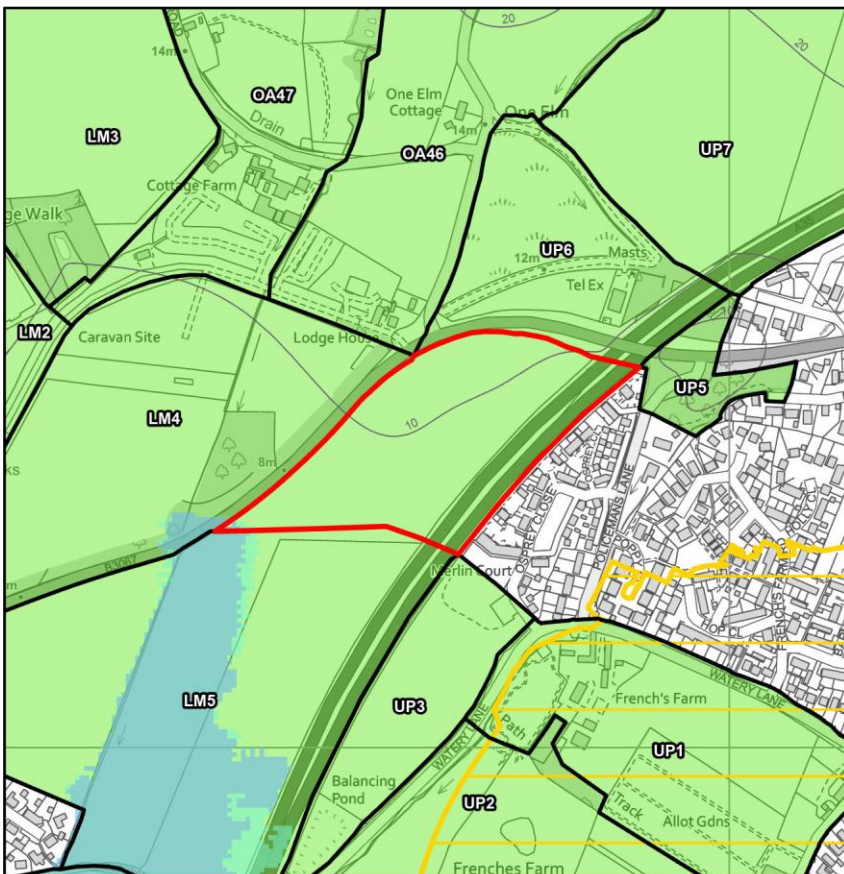
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open, but there is a wide gap between Upton/Hamworthy and Wareham. Intervening urban development at Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP4



- UP4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Flood Zone 2
- Flood Zone 3



UP4

Parcel location and openness

Parcel size: 5.28ha

The parcel is located on the north western edge of Upton/Hamworthy. Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of agricultural land and the A35 on the eastern boundary of the parcel.

Distinction between parcel and inset area

The parcel is not contained by urban development. Although views are not dominated by either the countryside or the urban area, the A35 is a strong boundary feature creating separation from Upton/Hamworthy. Overall there is strong distinction between the parcel and the urban area.


UP4

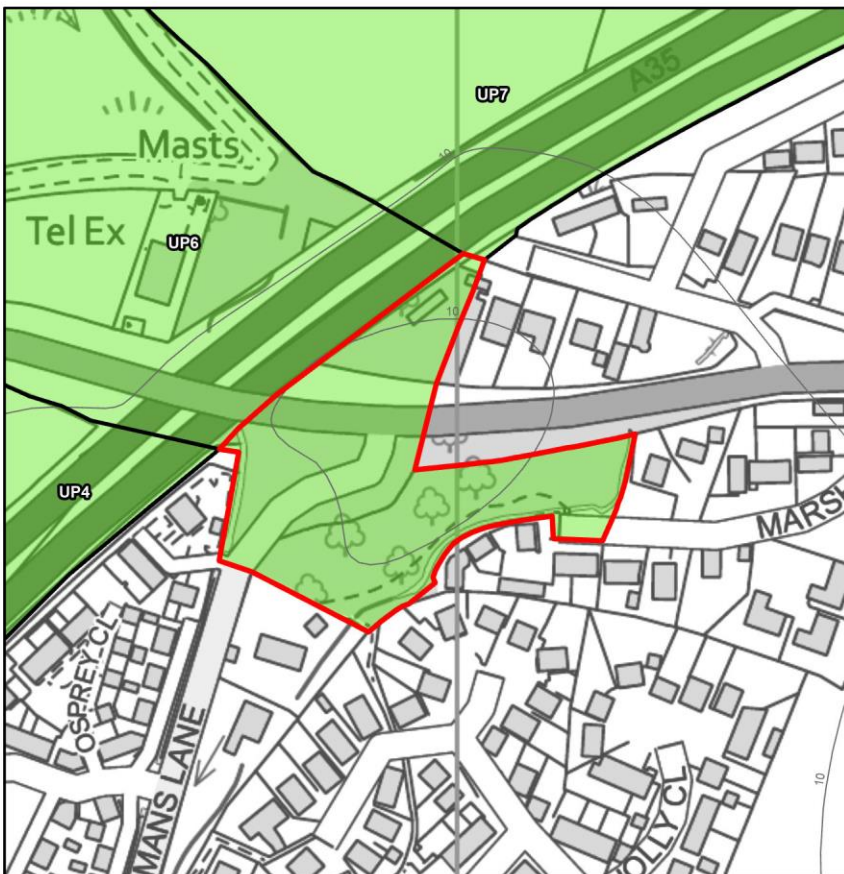
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP5



-  UP5
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



UP5

Parcel location and openness

Parcel size: 1.14ha

The parcel is located on the north western edge of Upton/Hamworthy. Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of woodland. Dorchester Road and Policeman's Lane pass through the centre of the parcel.

Distinction between parcel and inset area

Tree cover is relatively prominent within the parcel, which provides some distinction from Upton/Hamworthy, and although tree cover forms a moderate boundary feature creating some separation from the settlement, views are dominated by the urban area. In addition, the parcel is in close proximity to the settlement and is largely contained by urban development. Overall there is weak distinction between the parcel and the urban area.

UP5

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Moderate

Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area.

Overall the area makes a moderate contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Moderate

Land is open countryside but there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

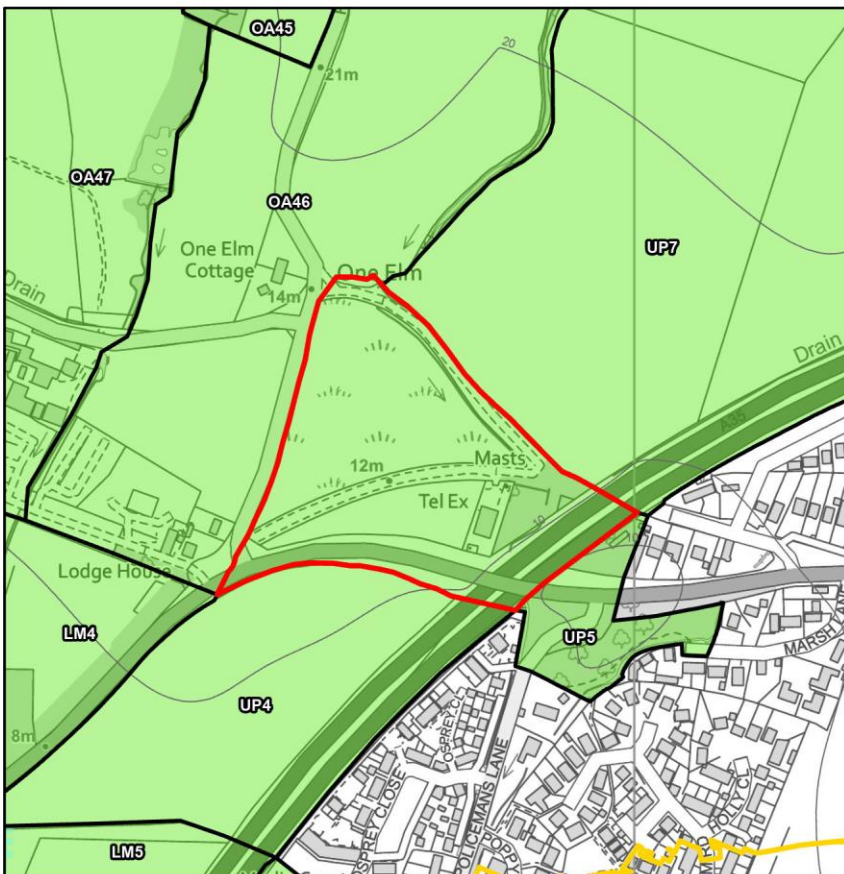
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP6



- UP6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Flood Zone 2



UP6

Parcel location and openness

Parcel size: 4.74ha

The parcel is located on the north western edge of Upton/Hamworthy. Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open and is comprised of vacant grassland with separating hedgerows and the A35 on the south eastern edge of the parcel. A single building is located in the south of the parcel, with associated driveway. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The A35 is a strong boundary feature creating separation from Upton/Hamworthy. The parcel is not contained by urban development and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

UP6

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Strong

Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Relatively weak

Land is open and is peripheral to a wide gap between Upton/Hamworthy and Corfe Mullen. Upton Heath Site of Special Scientific Interest and high ground on Beacon Hill add separation further east, but the road connection along the A350 and Wareham Road, with urbanising development midway at the settlement of Beacon Hill, diminish the gap to the west. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Strong

Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

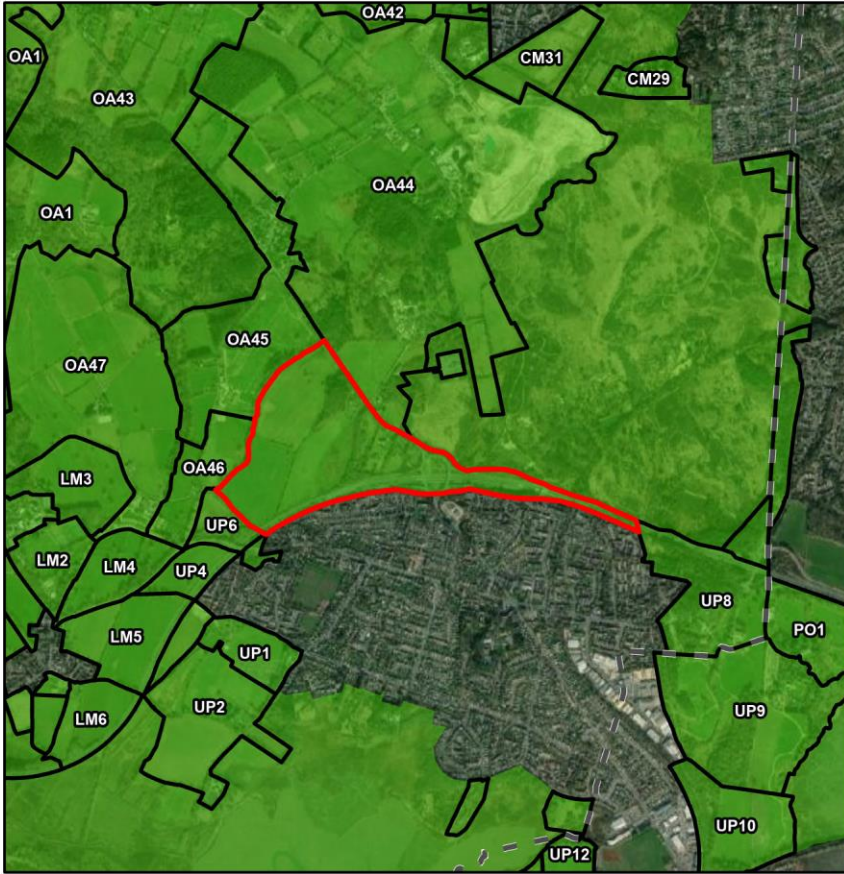
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

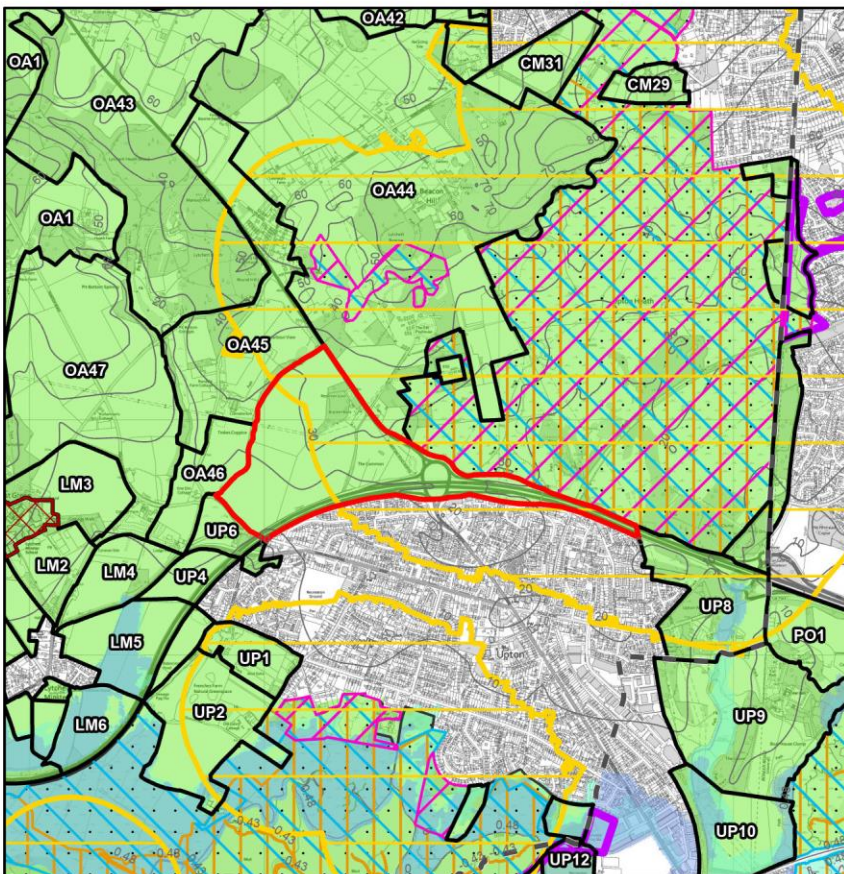
UP6

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP7



- UP7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



UP7

Parcel location and openness

Parcel size: 46.33ha

The parcel is located on the northern edge of Upton/Hamworthy.

Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of agricultural land and separating hedgerows, with the A35 on the southern edge of the parcel. One dwelling is located in the centre of the parcel. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel extends a significant distance from Upton/Hamworthy, and its sloping landform provides some distinction from the inset area. The parcel is not contained by urban development, and the A35 is a strong boundary feature creating separation from the settlement, with views dominated by the open countryside. Overall there is very strong distinction between the parcel and the urban area.

UP7

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Strong

Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Moderate

Land is open and lies in a wide gap between Upton/Hamworthy and Corfe Mullen. Upton Heath Site of Special Scientific Interest and high ground on Beacon Hill add separation further east, but the road connection along the A350 and Wareham Road, with urbanising development midway at the settlement of Beacon Hill, diminish the gap to the west. Although the settlement gap is robust, there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Strong

Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

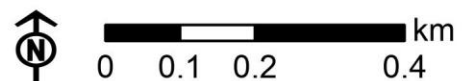
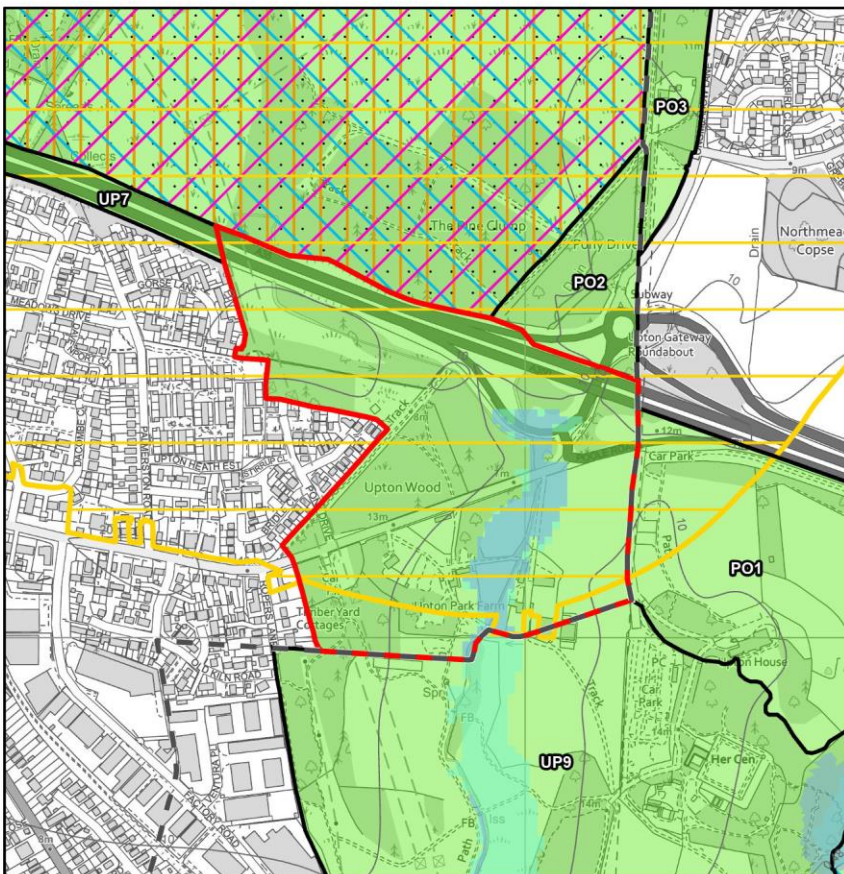
UP7

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP8



- UP8
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



UP8

Parcel location and openness

Parcel size: 19.84ha

The parcel is located on the eastern edge of Upton/Hamworthy.

Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Dorset Heaths SAC and Upton Heath SSSI are located north of the parcel. The west of the parcel and land adjoining the south of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of woodland, grassland and some brownfield land, with the A35 on the northern edge. Several agricultural buildings are located in the south of the parcel, however, these are 'appropriate development' within the Green Belt and therefore do not impact openness. A car park is also located in the southwest of the parcel, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Although the parcel has some degree of containment by urban development, the sloping landform is significantly different from the inset area and the tree cover is a strong boundary feature creating separation from Upton/Hamworthy. As such, views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

UP8

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Strong

Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Strong

Land is open and lies in a gap which is narrow, but which maintains clear separation between Upton/Hamworthy and Poole, and the A35 transport corridor located between them is sufficient to create significant separation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Strong

Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

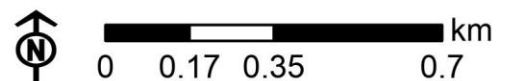
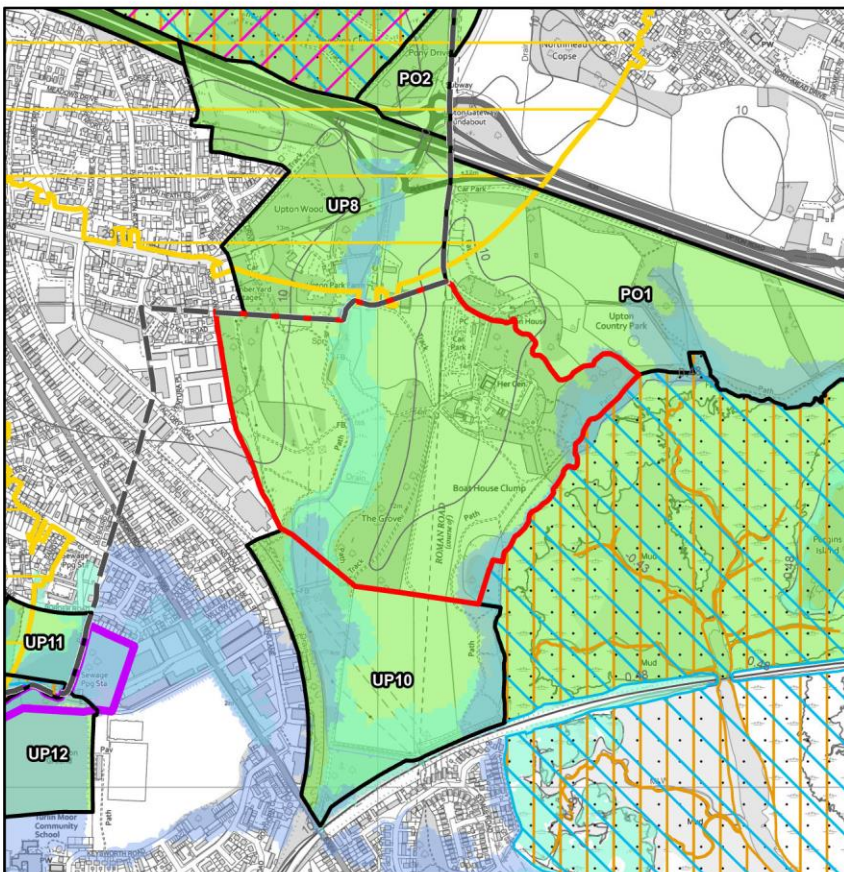
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP9



- UP9
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



UP9

Parcel location and openness

Parcel size: 36.08ha

The parcel is located on the eastern edge of Upton/Hamworthy.

Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Poole Harbour SSSI and Ramsar Site is located to the east of the parcel. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of grassland, part of Upton Country Park, several public walking paths, and some tree cover. There is an agricultural building located in the north of the parcel, however, this is 'appropriate development' in the Green Belt and therefore does not impact openness. In addition, a car park and Tea Rooms associated with Upton Country Park are located in the northeast of the parcel, however this development is not large enough in scale to impact the distinction of the remainder of the parcel, which is open countryside.

Distinction between parcel and inset area

Tree cover is relatively prominent within the parcel, which provides some distinction from Upton/Hamworthy and the tree line is a moderate boundary feature creating separation from the inset area. The parcel extends a significant distance from the settlement, is not contained by urban development and is dominated by views of open countryside. Overall there is very strong distinction between the parcel and the urban area.

UP9

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Strong

Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Strong

Land is open and lies in a gap which is narrow, but which maintains clear separation between Upton/Hamworthy and Poole, and the A35 transport corridor and Poole Harbour located between them are sufficient to create significant separation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Strong

Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

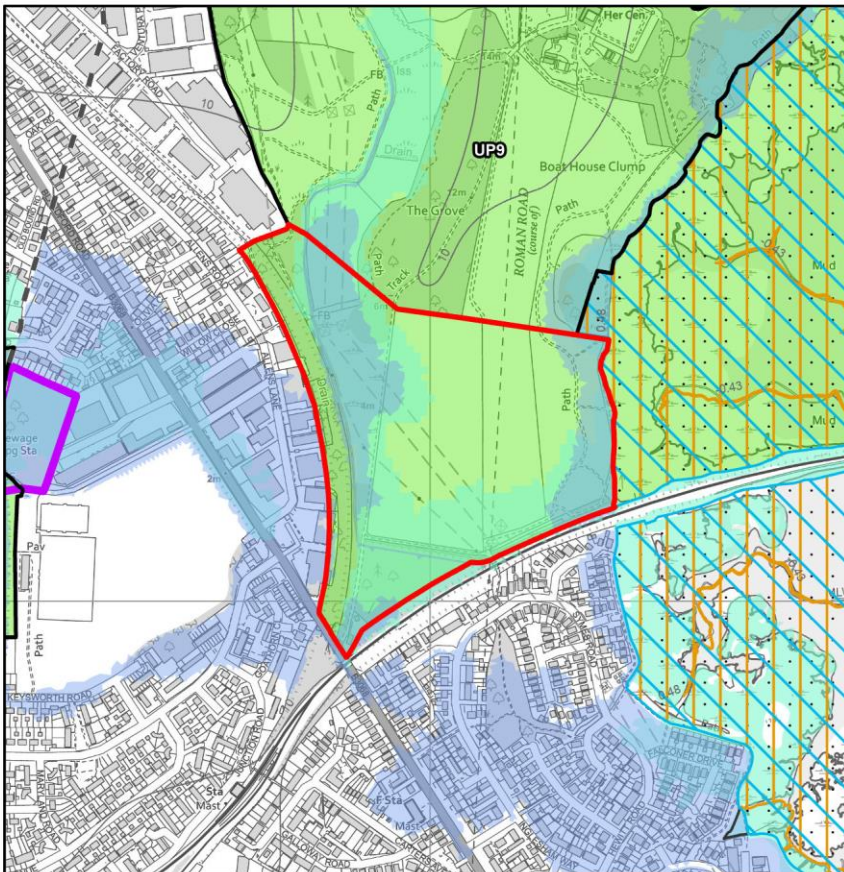
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP10



-  UP10
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Special Protection Area
-  Ramsar
-  Site of Special Scientific Interest
-  Local Nature Reserve
-  Flood Zone 2
-  Flood Zone 3



UP10

Parcel location and openness

Parcel size: 16.78ha

The parcel is located on the south eastern edge of Upton/Hamworthy. Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Poole Harbour SSSI and Ramsar Site is located to the east of the parcel. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of sparse tree cover, a public walking path, and grassland.

Distinction between parcel and inset area

There is some degree of containment by urban development within the parcel. However, the railway line forms a strong boundary feature, creating separation from Upton/Hamworthy and so views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

UP10

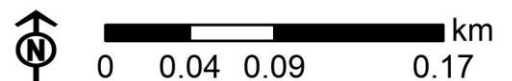
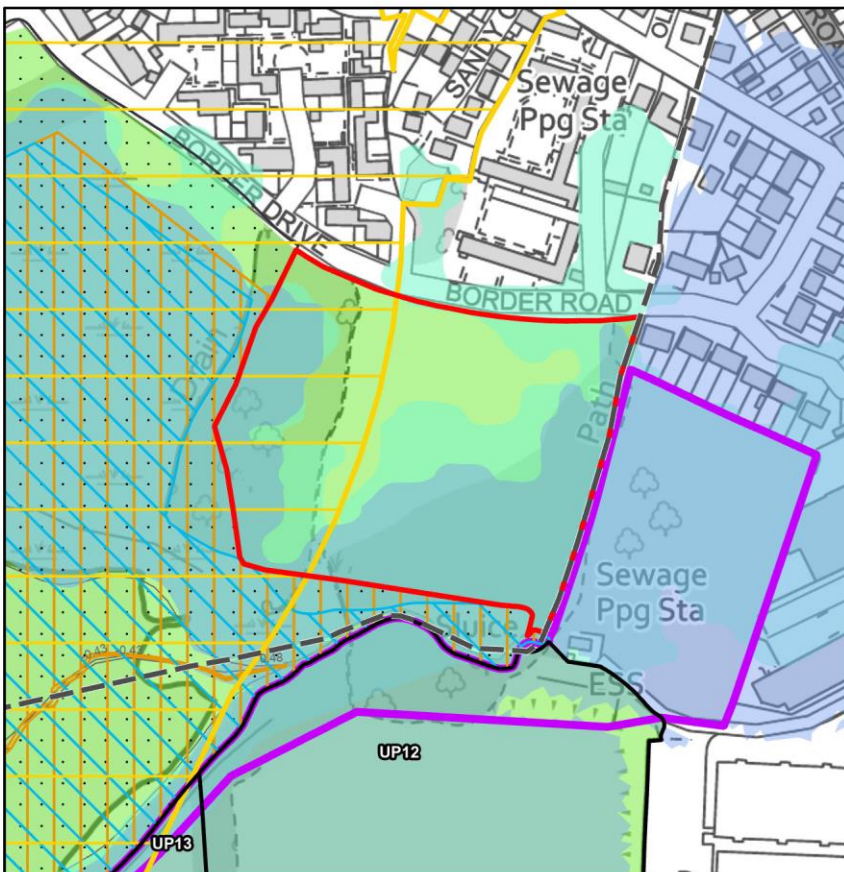
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open and is peripheral to a narrow gap between Upton/Hamworthy and Poole. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP11



- UP11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



UP11

Parcel location and openness

Parcel size: 2.69ha

The parcel is located on the south western edge of Upton/Hamworthy. Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open and is comprised of sparse tree cover, grassland and a public walking path.

Distinction between parcel and inset area

The parcel is in close proximity to the inset area and there is no boundary feature to create separation from Upton/Hamworthy. Land has some degree of containment by inset urban edges and neither the countryside nor the urban area dominates views. However, land cover is relatively prominent, which provides some distinction from the inset area. Overall there is moderate distinction between the parcel and the urban area. It is noted that the inset land immediately to the east is undeveloped, but strong tree cover within the parcel means that it is unlikely that development in this area would weaken the level of distinction.

UP11

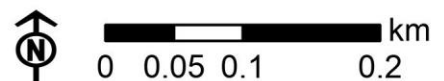
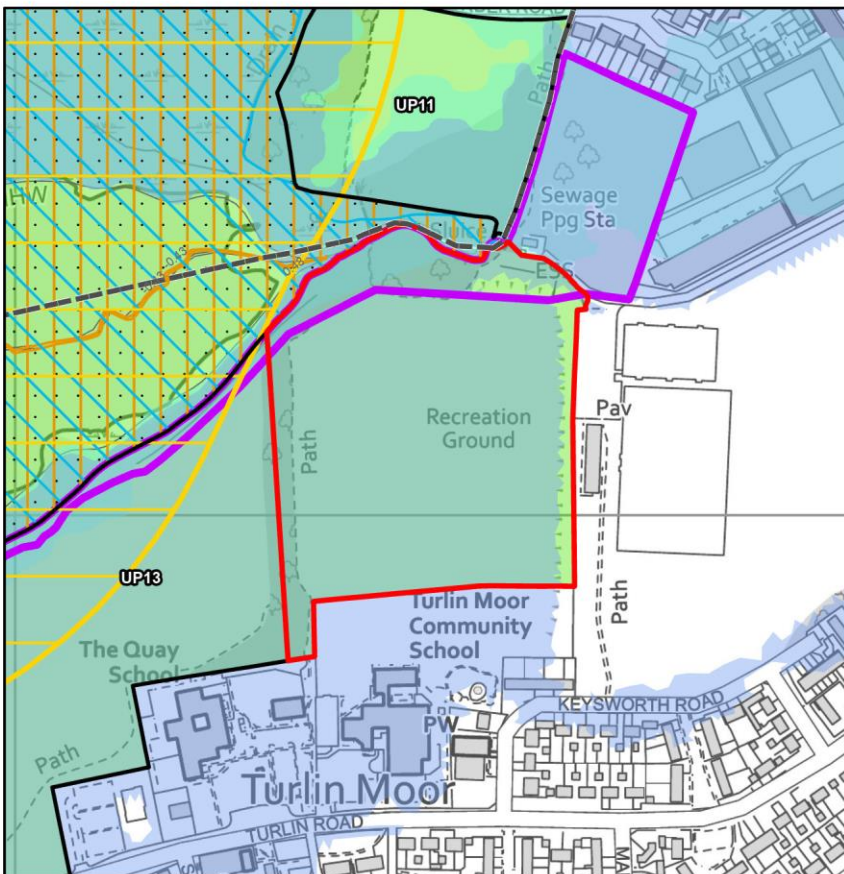
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP12



- UP12
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



UP12

Parcel location and openness

Parcel size: 5.41ha

The parcel is located on the south western edge of Upton/Hamworthy.

Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Poole Harbour SSSI and Ramsar Site is located adjacent to the parcel.

Land is open, comprising of recreational sports grounds for the nearby school.

Distinction between parcel and inset area

The parcel is in close proximity to Upton/Hamworthy and has some degree of containment by inset urban edges. The sparse hedgerow to the south and broken tree line to the east are only weak boundary features creating little separation from the inset area and so views are not dominated by either the countryside or the urban area. Overall there is weak distinction between the parcel and the urban area.

UP12

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Moderate

Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area.

Overall the area makes a moderate contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Relatively weak

Land is open but is characterised by recreational sports grounds which are associated with the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

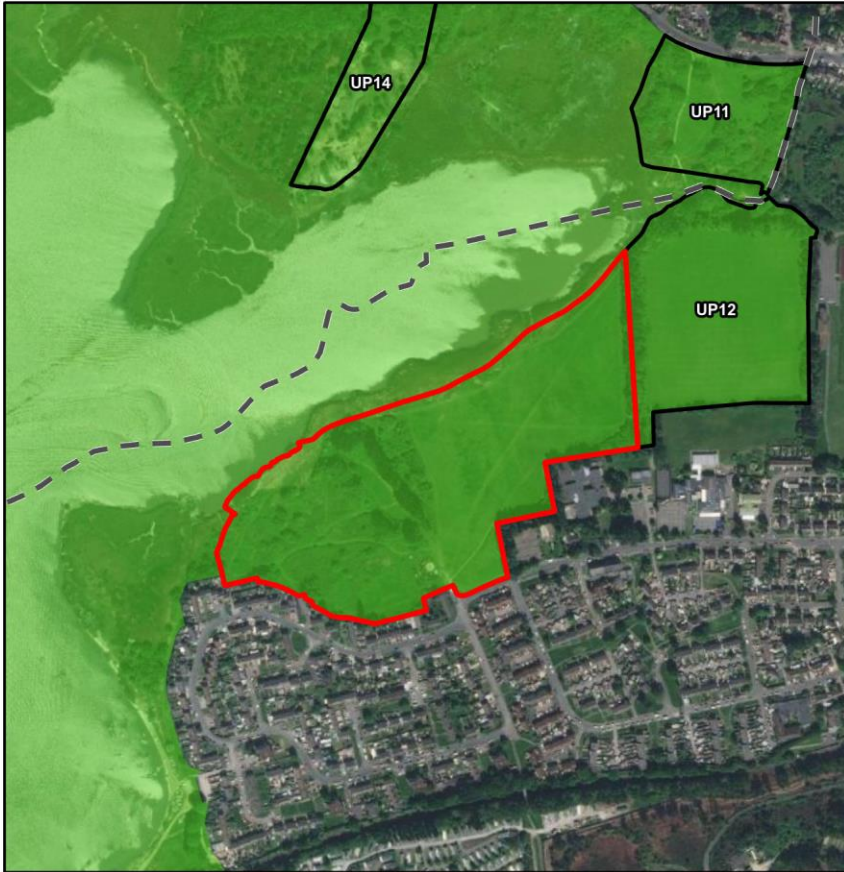
The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

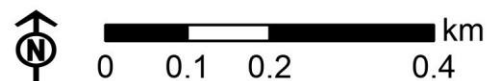
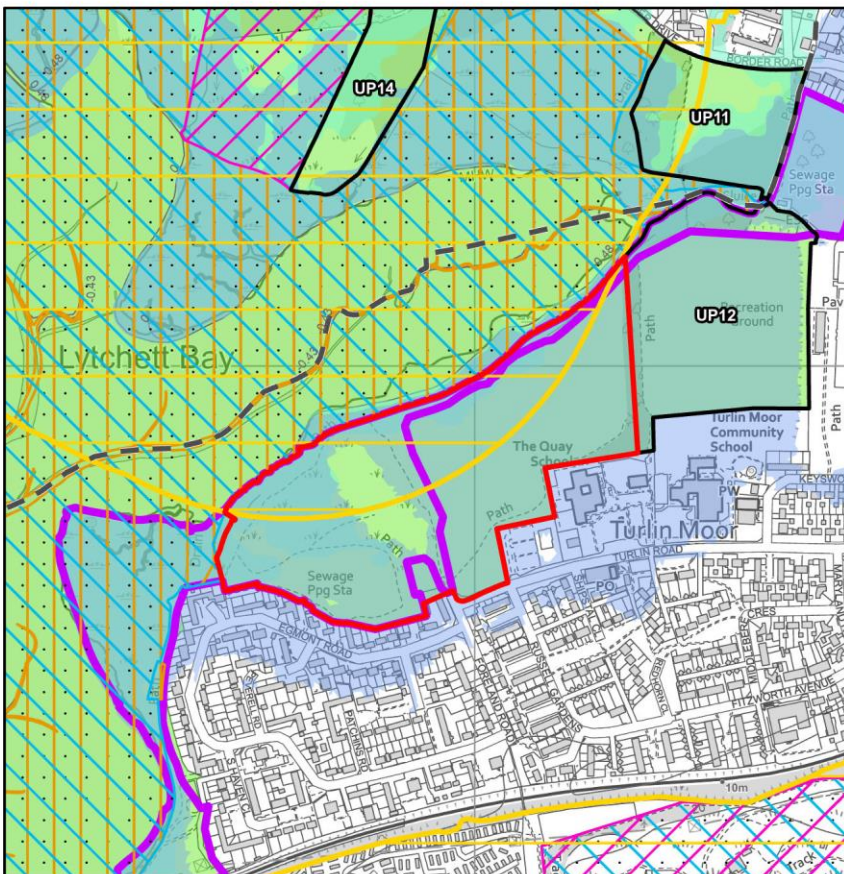
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP13



- UP13
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



UP13

Parcel location and openness

Parcel size: 10.7ha

The parcel is located on the south western edge of Upton/Hamworthy. Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Poole Harbour SSSI and Ramsar Site is located adjacent to the parcel.

Land is open, comprising of vacant shrubland, open grassland, and sparse tree cover. A small playground is located in the south east of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The garden boundaries in the south of the parcel are only a weak boundary feature, creating little separation from Upton/Hamworthy. The parcel is not contained by urban development and so views are not dominated by either the countryside or the urban area. Overall there is moderate distinction between the parcel and the urban area.

UP13

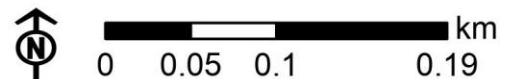
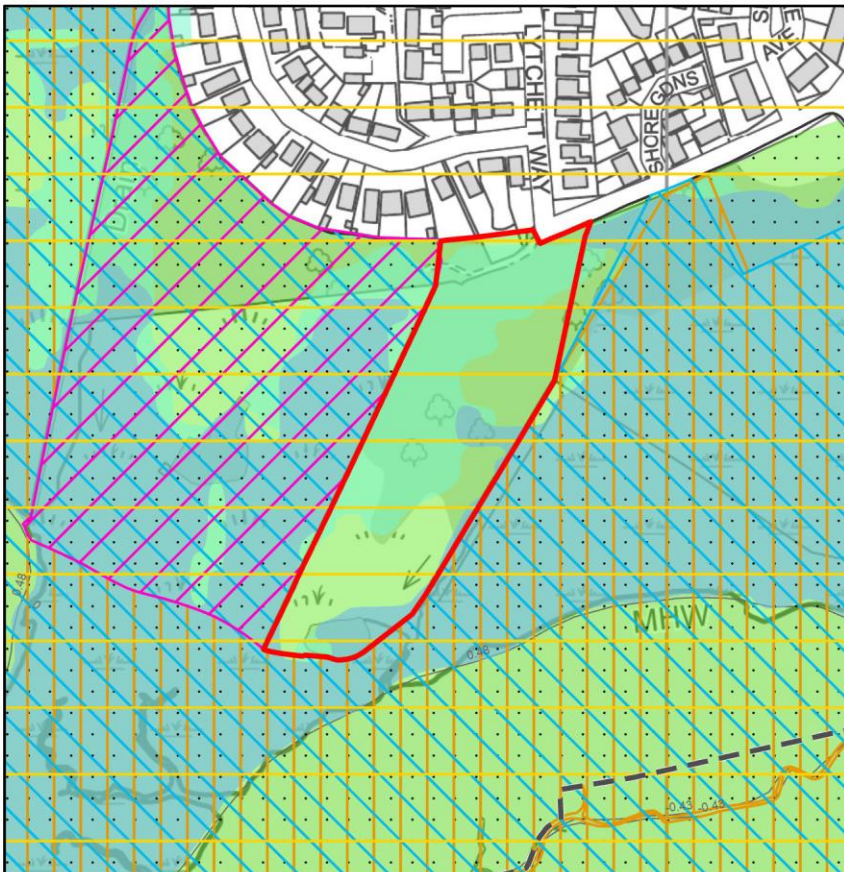
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP14



- UP14
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



UP14

Parcel location and openness

Parcel size: 1.88ha

The parcel is located on the south western edge of Upton/Hamworthy. Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Poole Harbour SSSI and Ramsar Site surrounds the parcel to the south.

Land is open and is dominated by sparse tree cover.

Distinction between parcel and inset area

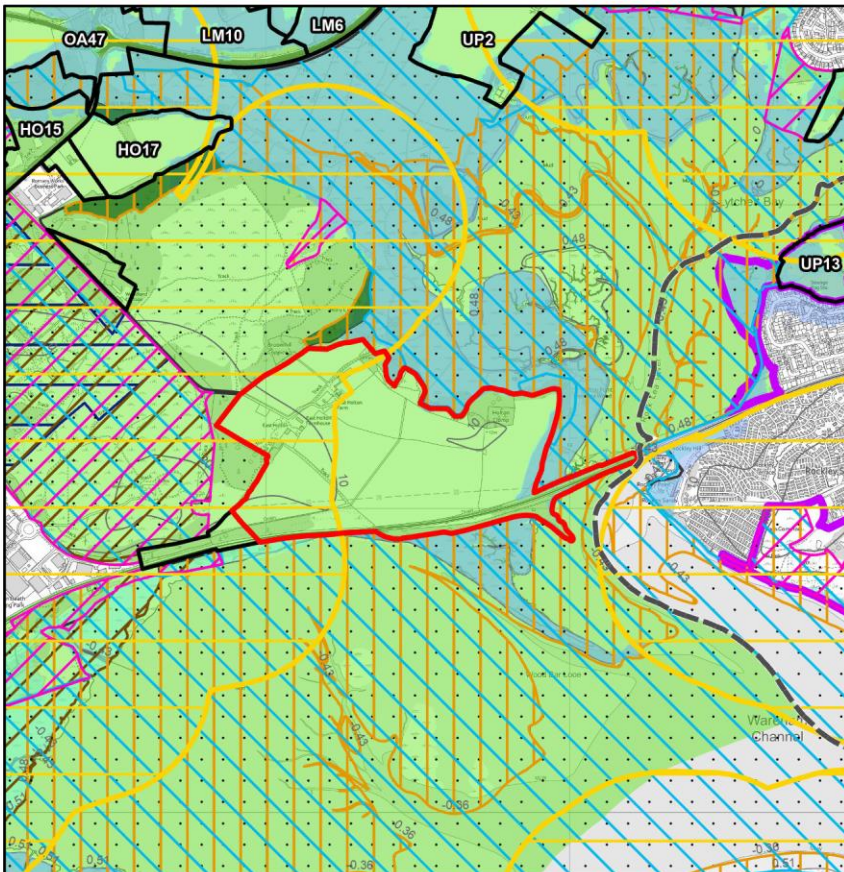
Tree cover is very prominent within the parcel, making it significantly different from the inset area and forming a moderate boundary feature creating separation from Upton/Hamworthy. The parcel is not contained by urban development and so neither the countryside nor the urban area dominates views. Overall there is strong distinction between the parcel and the urban area.













UP14

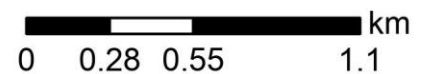
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in UP15



-  UP15
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Ramsar
-  Site of Special Scientific Interest
-  National Nature Reserve
-  Ancient Woodland Inventory
-  Scheduled monument
-  Local Nature Reserve
-  Flood Zone 2
-  Flood Zone 3



UP15

Parcel location and openness

Parcel size: 52.81ha

The parcel is located south of Upton/Hamworthy, adjacent to the railway line and Rock Lea River. Upton/Hamworthy is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Holton and Sandford Heaths SSSI is located to the west and north west of the parcel, and Poole Harbour SSSI and Ramsar Site surrounds the parcel.

Land is open and is dominated by agricultural land and separating hedgerows. Several commercial buildings are located in the north west of the parcel, as well as allotments. However, this development is not large enough in scale to impact openness, and allotments are 'appropriate development' in the Green Belt.

Distinction between parcel and inset area

Rock Lea River, Poole Harbour SSSI and Holton and Sandford Heaths SSSI are strong boundary features creating separation from the inset area. In addition, the parcel extends a significant distance from Upton/Hamworthy and is not contained by urban development and so views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

UP15

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Strong

Land is open and is adjacent to Upton/Hamworthy, part of the large built-up area of the South East Dorset conurbation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Moderate

Land is open and there is a wide gap between Upton/Hamworthy and Wareham. Intervening urban development at Holton Heath and Sandford reduces perceived separation but Lytchett Bay and associated wetlands (SSSI and Ramsar designated), and protected heathlands around Holton and Sandford, constitute significant separating features. Although the settlement gap is robust, there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Strong

Land is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

UP15

All Green Belt land is considered to make an equal contribution to this purpose.