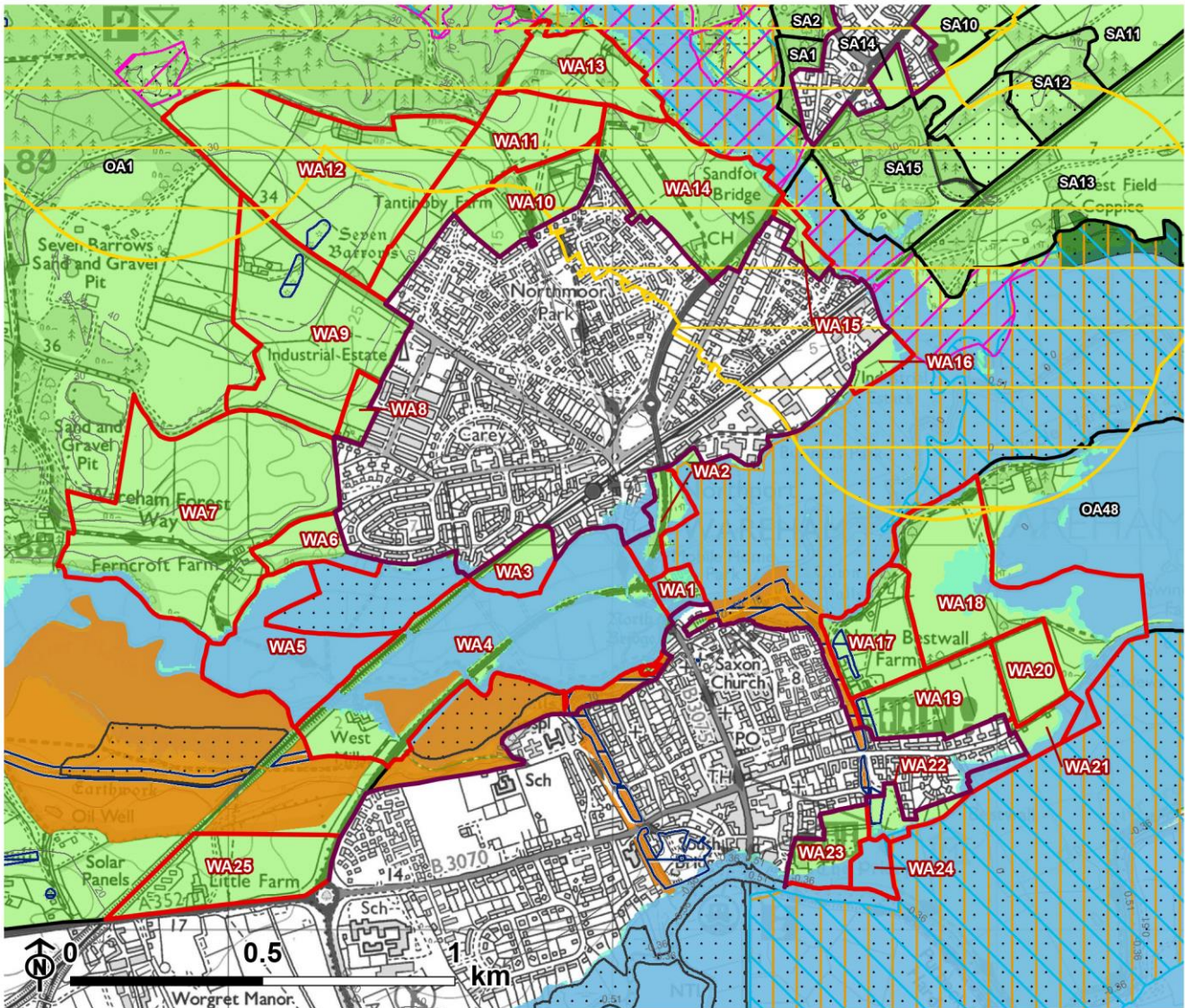


Appendix B
Detailed Stage 1
Contribution
Assessments:
Wareham - Part 2

Wareham



- - - Local Authority boundary

— Inset area

Green Belt

Wareham parcel

Neighbouring parcel

Absolute constraints

Special Area of Conservation

Special Protection Area

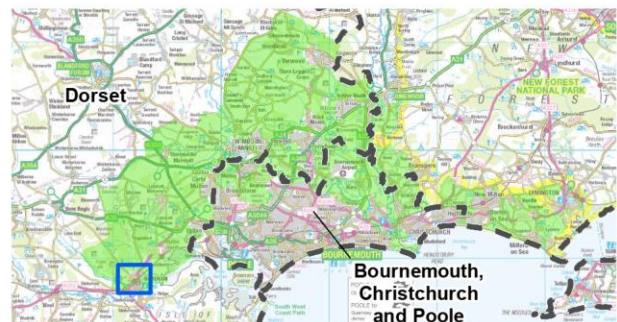
Ramsar

Site of Special Scientific Interest

Ancient Woodland Inventory

Scheduled monument

CROW Registered Common Land



Potential constraints

Flood zone 3

Flood zone 2

400m Heathland Area

Map Copyright Information

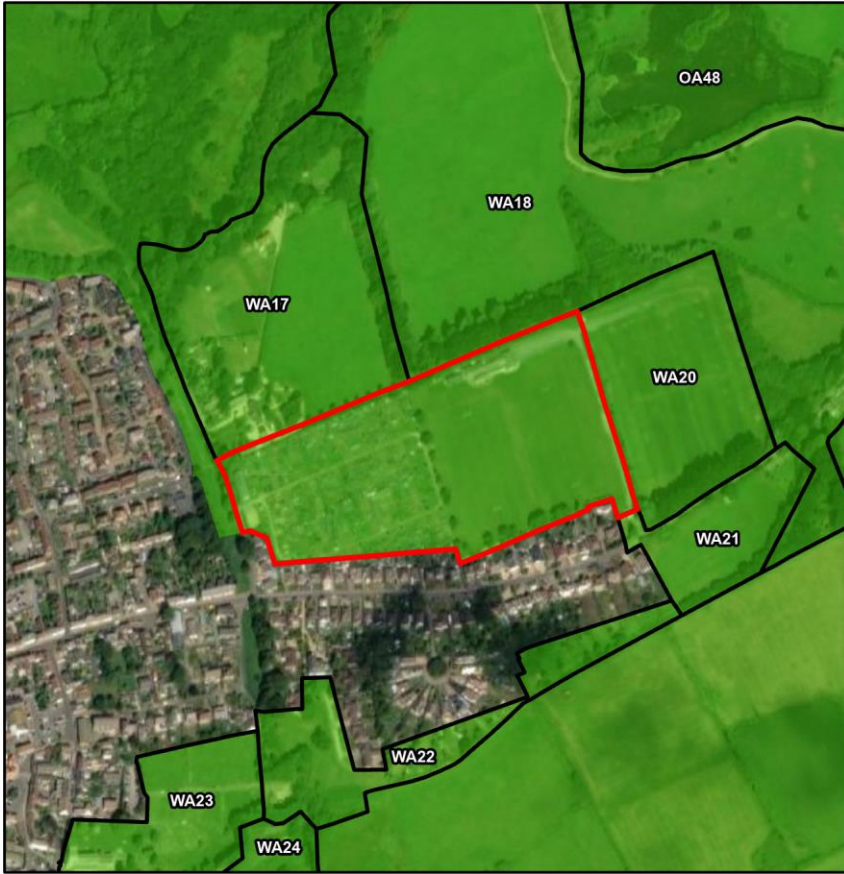
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Components of contribution assessment

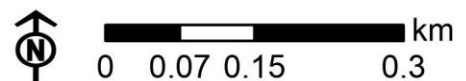
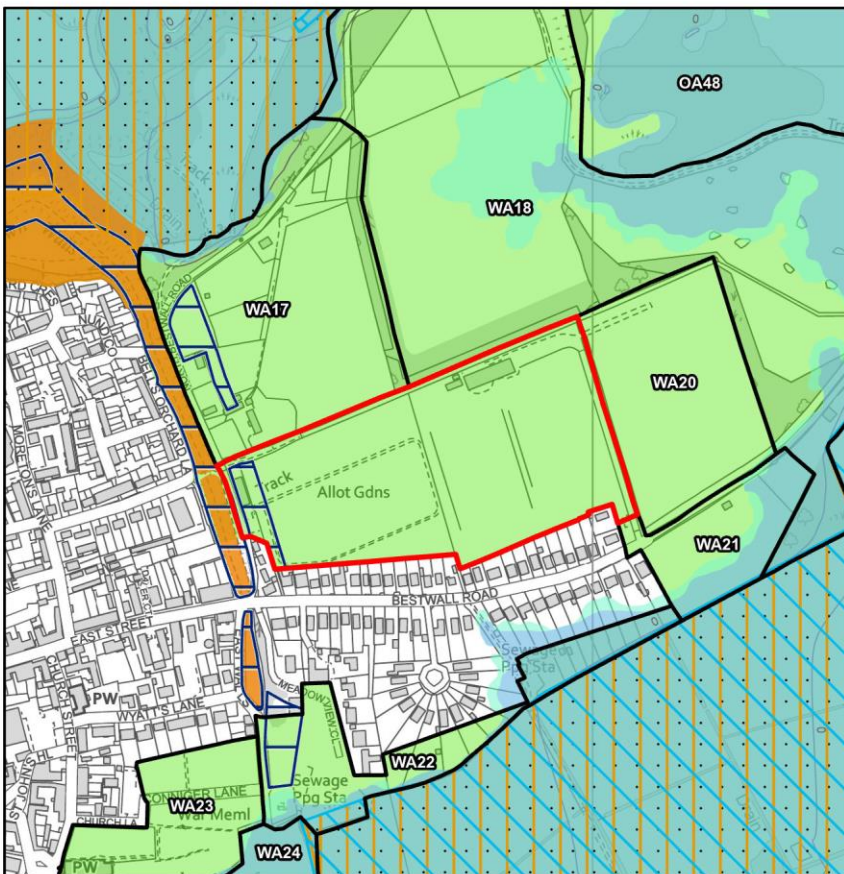
The analysis of contribution to the Green Belt purposes considers:

- 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 WA19



- WA19
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA19

Parcel location and openness

Parcel size: 6.4ha

The parcel is located on the eastern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI and Poole Harbour Ramsar Site are located adjacent to the parcel.

Land is open, comprising of allotments to the west and recreational sports grounds to the east, separated by hedgerows. However, this is 'appropriate development' with the Green Belt and therefore does not impact openness.

Distinction between parcel and inset area

Although Wareham's historic town wall bank forms a moderately strong boundary to the west it has been breached by inset development along Bestwall Road, houses on which have only weak boundaries to define the urban edge. This development also creates some containment around the parcel, which all lies in close proximity to the town. Visual screening of development to the west means that neither the countryside nor the urban area dominates views, but there is still only overall weak distinction between the parcel and the urban area.

WA19

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land is open. There is a wide gap between Wareham and Upton and Hamworthy. Urbanising development at Sandford and Holton Heath reduces gaps but there are some significant separating features including Poole Harbour, Wareham Meadows, and Holton and Sandford Heaths. 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: Relatively weak
Land is open, but the allotment and recreational uses of the parcel 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: Moderate
Land lies in the immediate visual setting of a section of the town wall that has been breached by development - i.e. housing along Bestwall Road - which weakens the extent to which the wall is perceived as forming the edge of the town. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham.

WA19

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

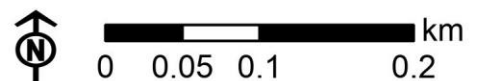
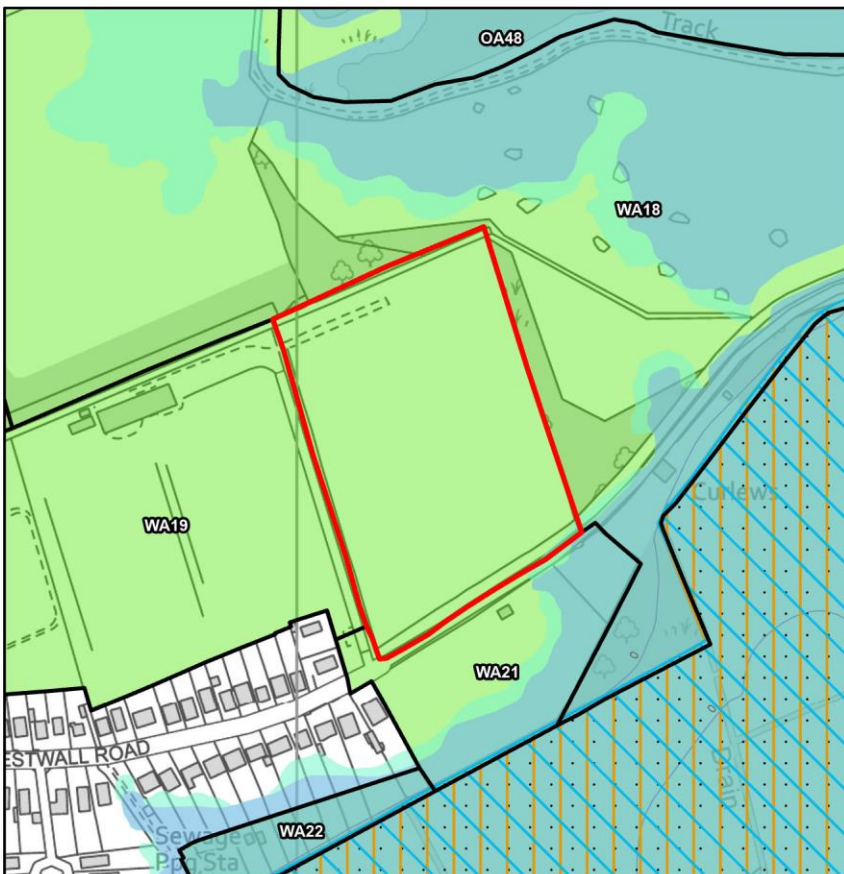
Contribution: Equal

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

Contribution of land in WA20



- WA20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



WA20

Parcel location and openness

Parcel size: 3.32ha

The parcel is located on the eastern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI and Poole Harbour Ramsar Site are located adjacent to the parcel.

Land is open.

Distinction between parcel and inset area

Hedgerows combine to provide moderate separation from the urban area and the parcel is not contained by urban development. As such, views are not dominated by either the countryside (tree belts provide visual containment) or the urban area. Overall there is moderate distinction between the parcel and the urban area.

WA20

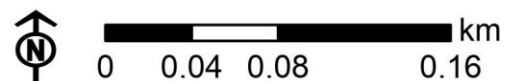
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open. There is a wide gap between Wareham and Upton and Hamworthy. Urbanising development at Sandford and Holton Heath reduces gaps but there are some significant separating features including Poole Harbour, Wareham Meadows, and Holton and Sandford Heaths. 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: Moderate
Land is open, but the sports pitches in this area have a functional association with the urban area that diminishes the extent to which it is perceived as countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. 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: Moderate
Land lies in the immediate visual setting of a section of the town wall that has been breached by development - i.e. housing along Bestwall Road - which weakens the extent to which the wall is perceived as forming the edge of the town. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham.
- 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 WA21



- WA21
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



WA21

Parcel location and openness

Parcel size: 1.55ha

The parcel is located on the eastern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI and Poole Harbour Ramsar Site are located adjacent to the parcel.

An open, hedged field with no development.

Distinction between parcel and inset area

The parcel is in close proximity to the inset area, the garden boundary to the west of the parcel is only a weak boundary feature. However, there is no containment by urban development, and as the field only abuts one dwelling the urban area does not dominate views, despite the field's mature hedgerow boundaries. Overall there is moderate distinction between the parcel and the urban area.

WA21

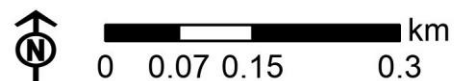
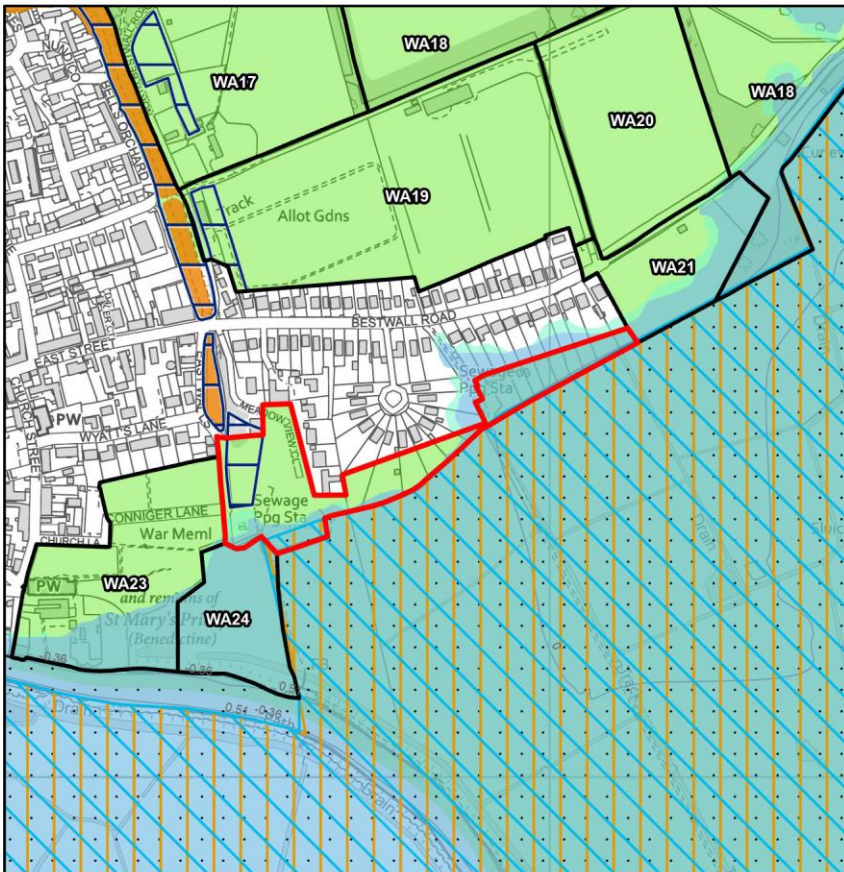
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open. There is a wide gap between Wareham and Upton and Hamworthy. Urbanising development at Sandford and Holton Heath reduces gaps but there are some significant separating features including Poole Harbour, Wareham Meadows, and Holton and Sandford Heaths. 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: Relatively weak
Land lies beyond existing development that has breached the town wall - i.e. housing along Bestwall Road - which weakens the extent to which the wall is perceived as forming the edge of the town. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wareham.
- 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 WA22



- WA22
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA22

Parcel location and openness

Parcel size: 2.24ha

The parcel is located on the southern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI and Poole Harbour Ramsar Site are located adjacent to the parcel.

Land is open, comprising amenity grassland and sparse tree cover to the west, and residential gardens to the east. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel is in close proximity to Wareham and there is no boundary feature to separate the parcel from the inset area. However, the parcel is not contained by urban development, and open views over farmland to the south mean that the urban area does not dominate views. Overall there is moderate distinction between the parcel and the urban area.

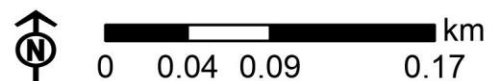
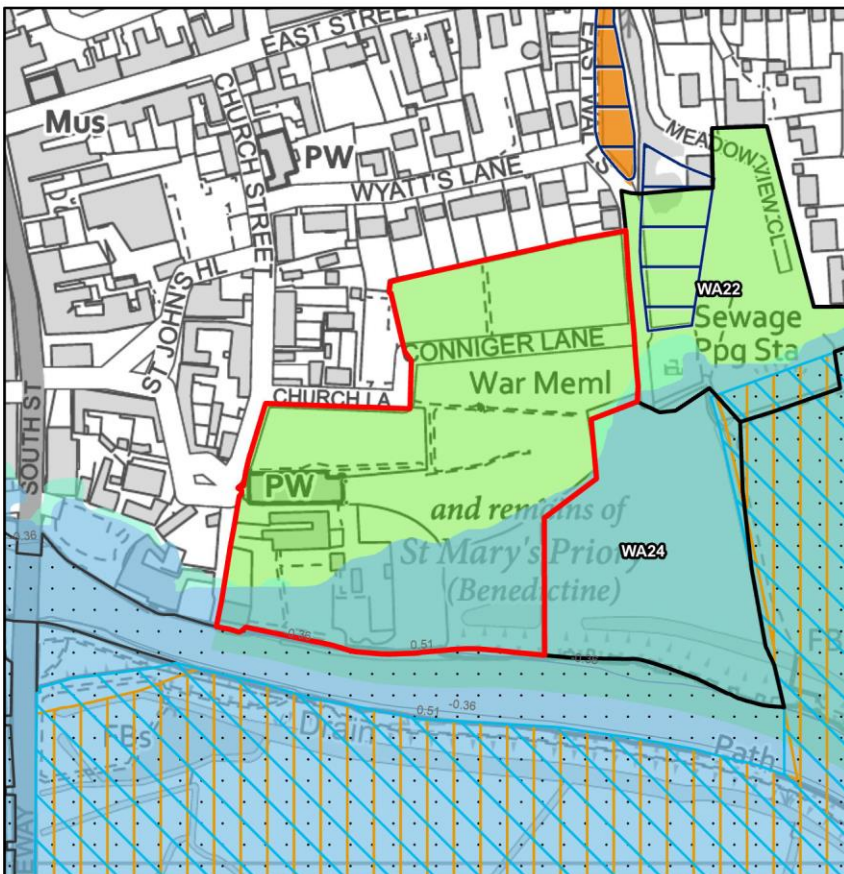
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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, but much of the parcel is back gardens, whose association with the urban area diminishes the extent to which they are perceived as countryside. The small area of amenity grassland in the western part of the parcel has a similar functional association with the settlement. The parcel has some relationship with the inset area, but also a degree of distinction from it. 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: Moderate
Land lies in the immediate visual setting of a section of the town wall that has been breached by development - i.e. housing along Bestwall Road - which weakens the extent to which the wall is perceived as forming the edge of the town. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham.
- 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 WA23



- WA23
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA23

Parcel location and openness

Parcel size: 3.03ha

The parcel is located on the southern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI and Poole Harbour Ramsar Site are located adjacent to the parcel.

Lady St Mary's church and cemetery. The church and graveyard do not significantly diminish Green Belt openness

Distinction between parcel and inset area

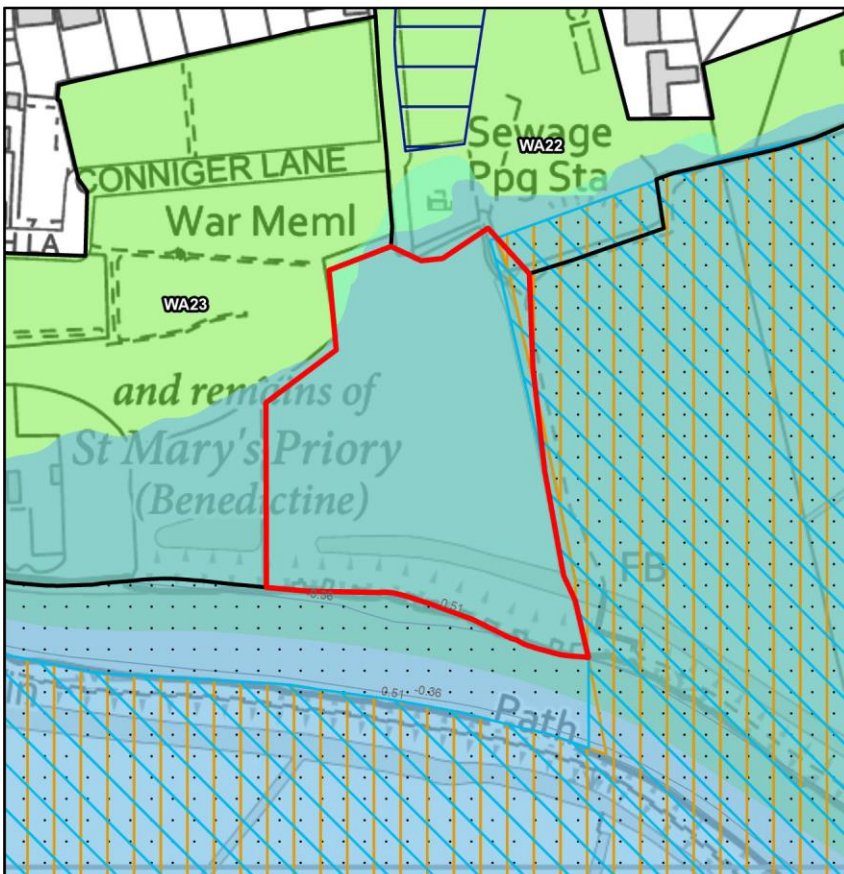
The parcel is in close proximity to the inset area and is contained by urban development to the north and west. There are no boundaries between the parcel and the urban area, which dominates views. Overall there is weak distinction between the parcel and the urban area.

WA23

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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 the church and grounds have a strong association with the adjacent inset settlement, which diminishes the extent to which the parcel 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: Strong
Land lies within the town walls, forming an important historic feature to which the open space of the churchyard contributes special character. Overall the area makes a strong contribution to preserving the setting and special character of Wareham.
- 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 WA24



WA24

Parcel location and openness

Parcel size: 1.35ha

The parcel is located south of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI and Poole Harbour Ramsar Site are located adjacent to the parcel.

A single, hedged field with no development.

Distinction between parcel and inset area

There are enough weaker boundary features to create moderate separation from Wareham. The parcel is partially contained by urban development but the field's mature hedgerow boundaries mean that views are dominated by open countryside. Overall, there is moderate distinction between the parcel and the urban area.

WA24

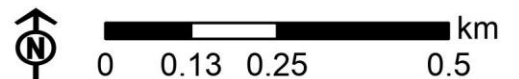
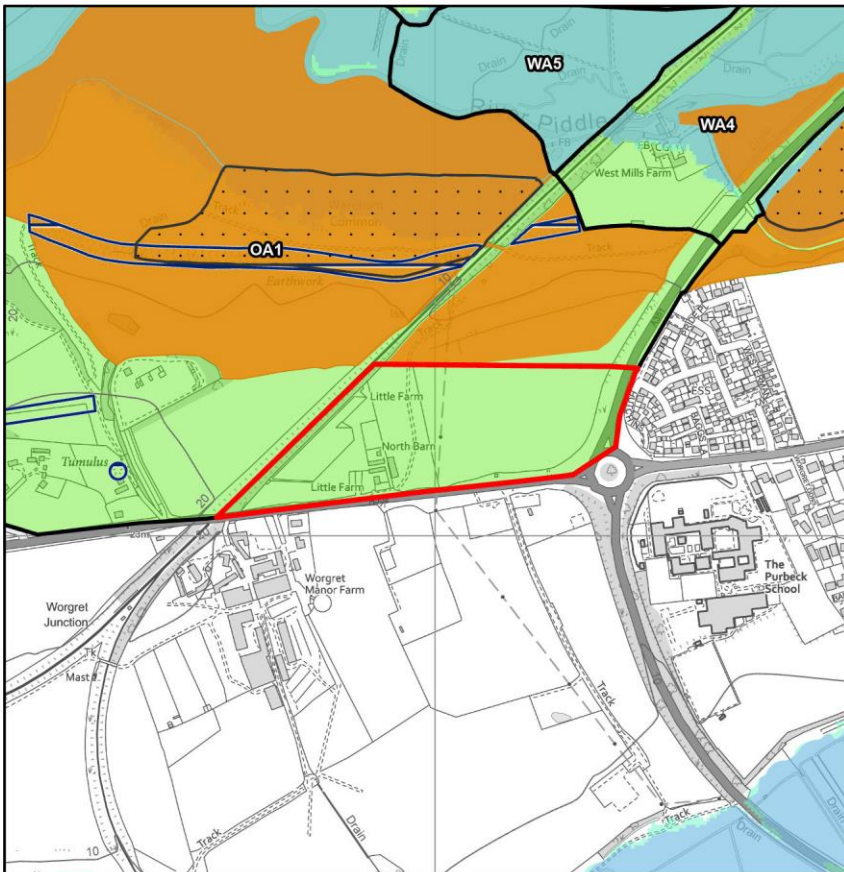
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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 and 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: Relatively strong
Land lies in close proximity to the historic town (adjacent to Lady St Mary's Church and graveyard), without intervening modern development, but has visual separation from it. Overall the area makes a relatively strong contribution to preserving the setting and special character of Wareham.
- 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 WA25



- WA25
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA25

Parcel location and openness

Parcel size: 8.33ha

The parcel is located on the south eastern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Land is open, comprising of agricultural land. Several buildings located in the centre of the parcel are not large enough in scale to impact openness, and a small solar farm at the eastern side of the parcel is likewise too small in scale to affect openness.

Distinction between parcel and inset area

The A351 and associated hedgerows form a moderate boundary feature to create separation from Wareham. The parcel extends a significant distance from the inset area, is not contained by urban development and is dominated by views of open countryside. Overall there is strong distinction between the parcel and the urban area.

WA25

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as 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: Relatively weak
Land is prominent in views towards the historic town across the valley of the River Piddle, but modern development and the A352 separate it from the historic core. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wareham.
- 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.