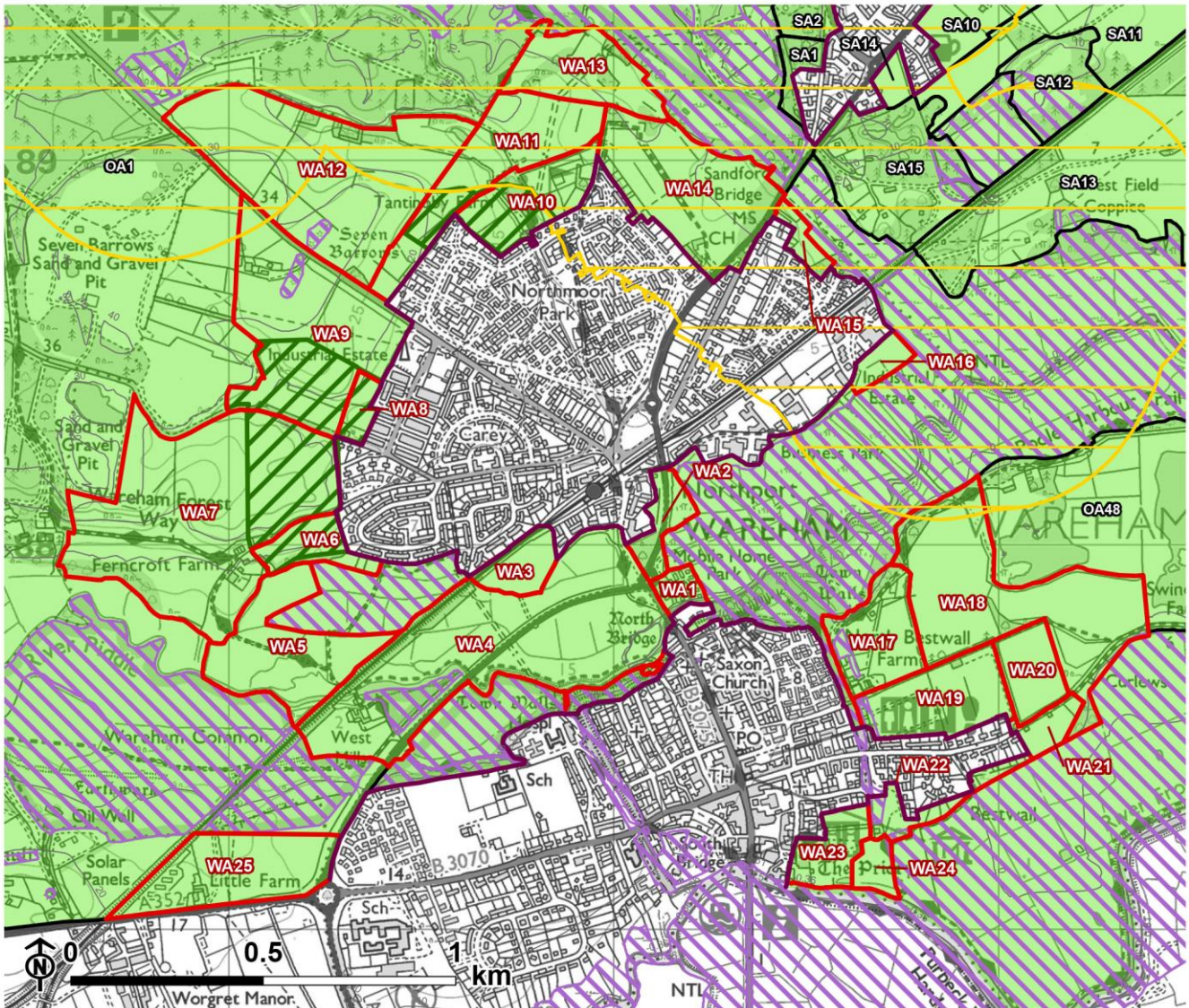
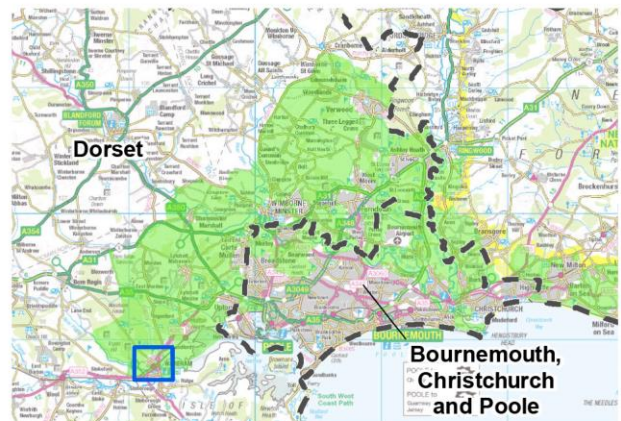


Appendix B
Detailed Stage 2
Harm Assessments:
Wareham

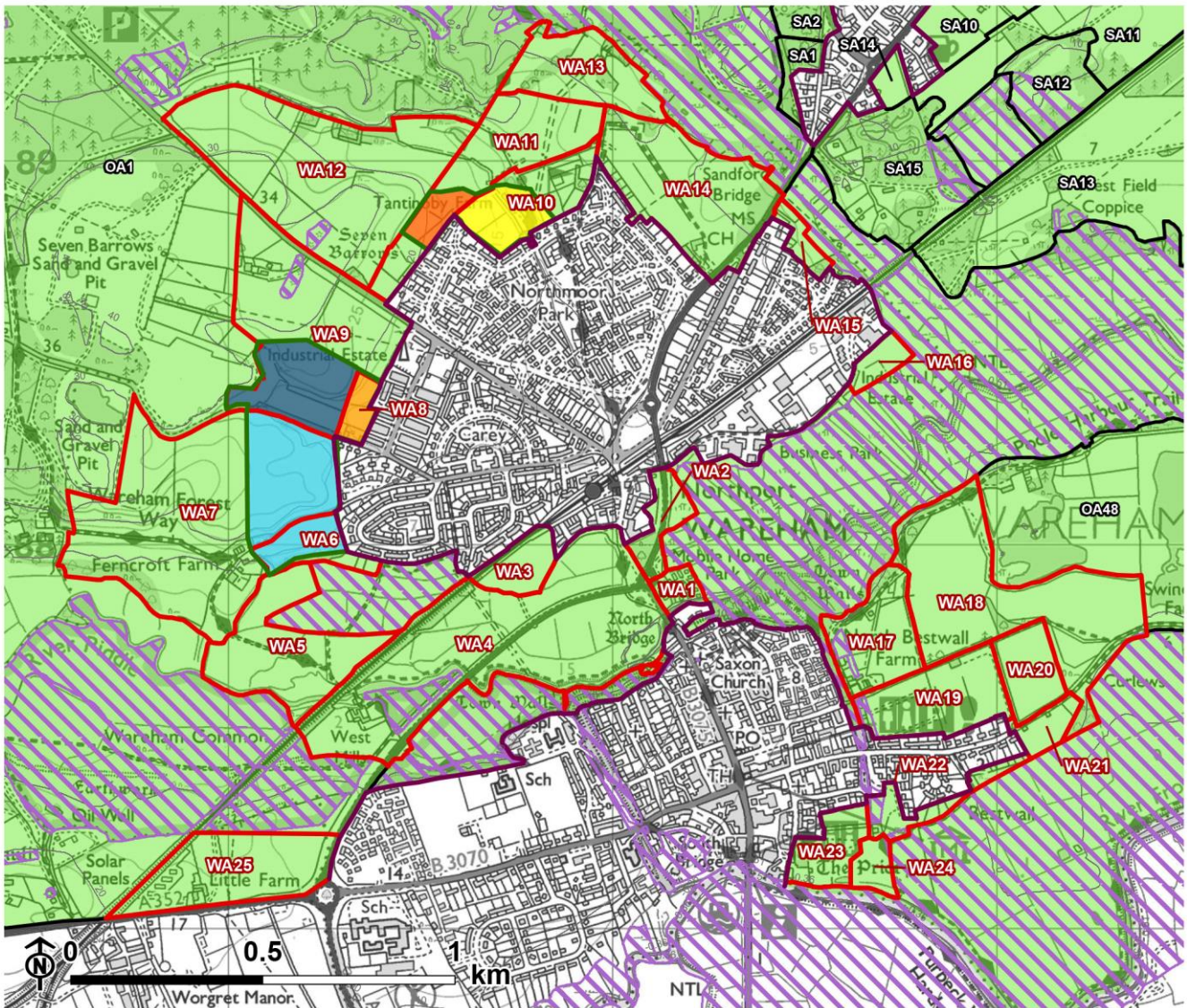
Wareham



- - - Local Authority boundary
- Inset area
- Green Belt
- ▭ Wareham parcel
- ▭ Neighbouring parcel
- ▨ Absolute constraint(s)
- ▨ Site / area of search
- ▨ 400m Heathland Area



Wareham



- - - Local Authority boundary

— Inset area

Green Belt

Wareham parcel

Neighbouring parcel

Absolute constraint(s)

Site / area of search

Harm rating

Very high

High

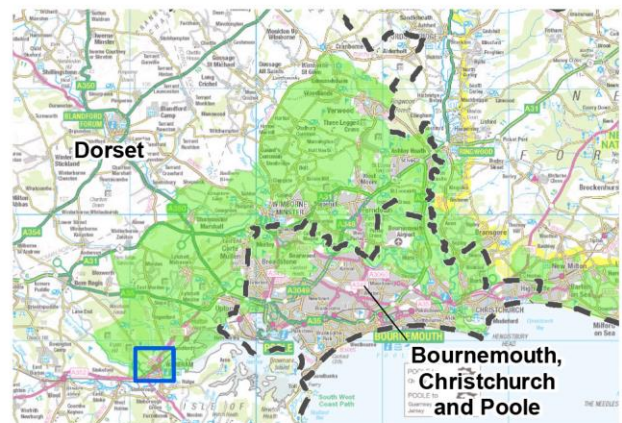
Moderate high

Moderate

Low moderate

Low

Very low



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Components of harm assessment

The analysis of contribution to the Green Belt purposes is, with the exception of land in 'outer areas', taken from the Stage 1 Green Belt Study. It applies to each parcel as a whole, and 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.

Land more remote from inset settlements was not subject to detailed parcel analysis at Stage 1. Where areas of search / sites encompass land in these 'outer areas', an analysis of contribution, considering the same components as the Stage 1 parcel assessments, has been carried out as part of the Stage 2 study.

The Stage 2 analysis of the harm of releasing the site / area of search indicated on the maps above considers:

- the loss of that area's contribution to the Green Belt purposes;
- additional harm resulting from the weakening of adjacent Green Belt land.

Notes on harm ratings

If the harm rating is stated as being for the release of land as an expansion of an existing inset area, it is assumed that any intervening land to the inset edge will also be released. No assumptions are made regarding what intervening land might be released between the parcel and inset edge. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

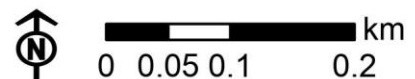
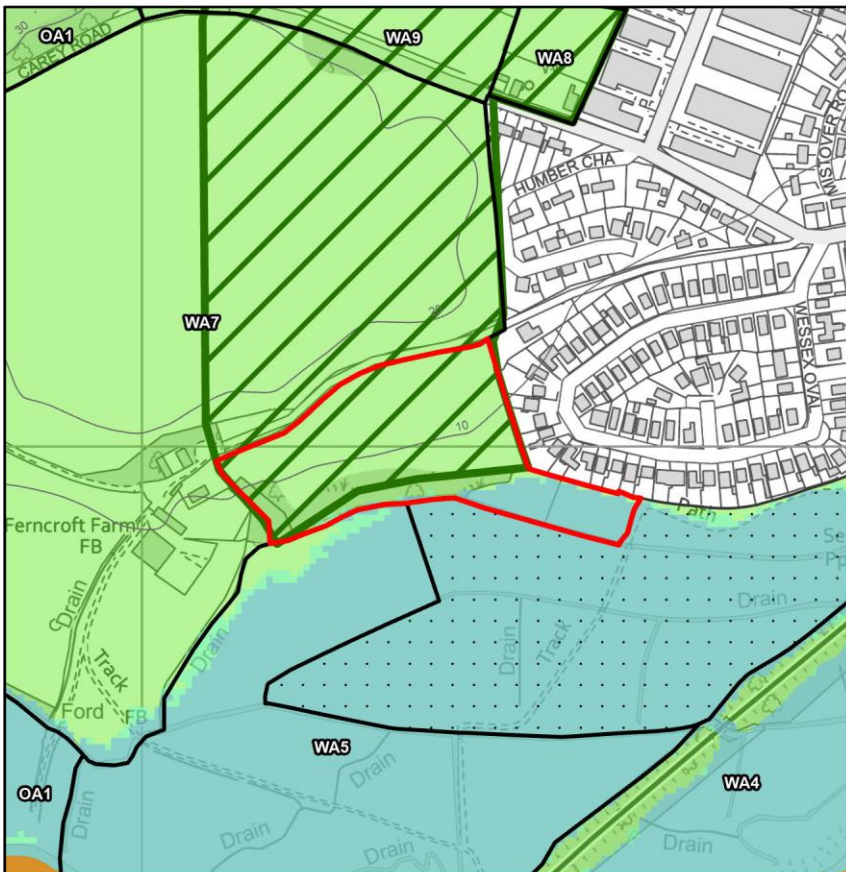
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens; and
- Common land.

Harm of release of land in WA6



- WA6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA6

Parcel location and openness

Parcel size: 2.72ha

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

Wareham Meadows SSSI is located adjacent to the parcel.

Land is open and is comprised of agricultural land. A belt of trees marks the slope down to the River Piddle floodplain to the south.

Distinction between parcel and inset area

The garden boundaries to the east of the parcel are only a weak boundary feature, creating little separation from Northport, however, the parcel is not contained by urban development, so neither the countryside nor the urban area dominates views. The rising landform provides some additional distinction from the urban area. Overall there is moderate distinction between the parcel and the urban area.

WA6

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. 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 forms part of the setting of Northport, containing the scale of that part of the town as perceived in relation to the historic walled town, but to a lesser extent than the more visually prominent high ground to the west and north. 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.

WA6

Impact on contribution of adjacent Green Belt

- Release of northern part of parcel WA6 as an expansion of Wareham:

Rating: Minor-moderate

The release and development of the northern part of WA6 would increase urbanising containment and urbanising visual impact on land in WA7. The steep wooded slope on the southern edge of the parcel forms a strong boundary which would minimise any impact on the floodplain fields of WA5 to the south.

The adjoining land within the remainder of WA6 (to the south east) does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

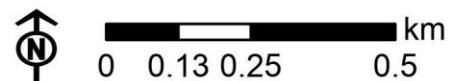
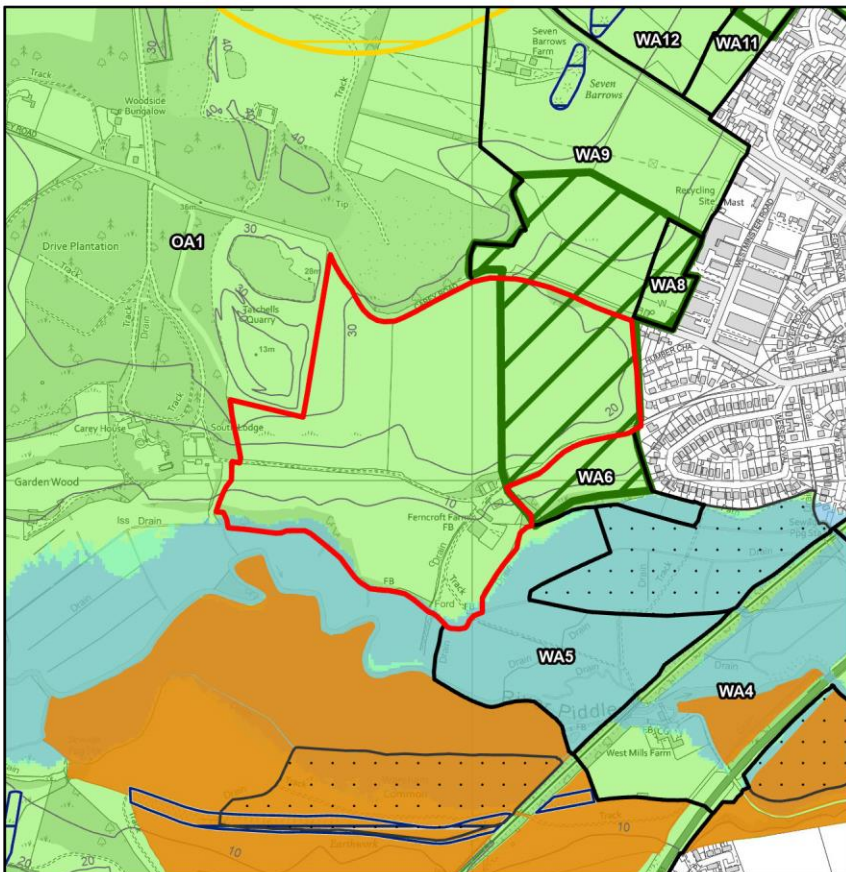
- Parcel WA6 makes a relatively strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor moderate. Therefore the harm resulting from its release, as an expansion of Wareham, would be moderate-high.

Moderate-High

Harm of release of land in WA7



- WA7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA7

Parcel location and openness

Parcel size: 26.45ha

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

Land is open and is dominated by agricultural land. 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.

Distinction between parcel and inset area

The garden boundaries to the east of the parcel are only a weak boundary feature, creating little separation from Northport, but the sloping landform within the parcel creates some distinction from the inset area, and the parcel extends a significant distance westwards without any clear boundary features. Land 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.

WA7

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: Moderate
Land is prominent in the setting of Northport, containing the scale of that part of the town as perceived in relation to the historic walled 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.

WA7

Impact on contribution of adjacent Green Belt

- Release of eastern part of WA7 as an expansion of Wareham:

Rating: Minor

The sloping landform within the parcel creates separation between the urban edge and land in the west of WA7. Release and development of the eastern part of WA7 would weaken this separation, as well as increasing the urbanising containment and urbanising visual impact on land in WA9 to the north.

The adjoining land within WA6 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.






Overall harm of Green Belt release

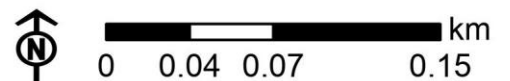
- Parcel WA7 makes a strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the eastern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Wareham, would be moderate-high.

Moderate-High

Harm of release of land in WA8



-  WA8
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



WA8

Parcel location and openness

Parcel size: 1.24ha

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

Two small fields and two dwellings to the south, which do not constitute sufficient development to significantly diminish openness.

Distinction between parcel and inset area

Hedgerow boundaries provide only weak separation between this small parcel, which lies in close proximity to the urban edge, and the adjacent trading estate which dominates views. Overall there is only weak distinction between the parcel and the urban area.

WA8

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 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 moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
Although Wareham is a historic town, land here does not contribute to its historic setting or special character. 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.

WA8

Impact on contribution of adjacent Green Belt

- Release of WA8 as an expansion of Wareham:

Rating: Minor

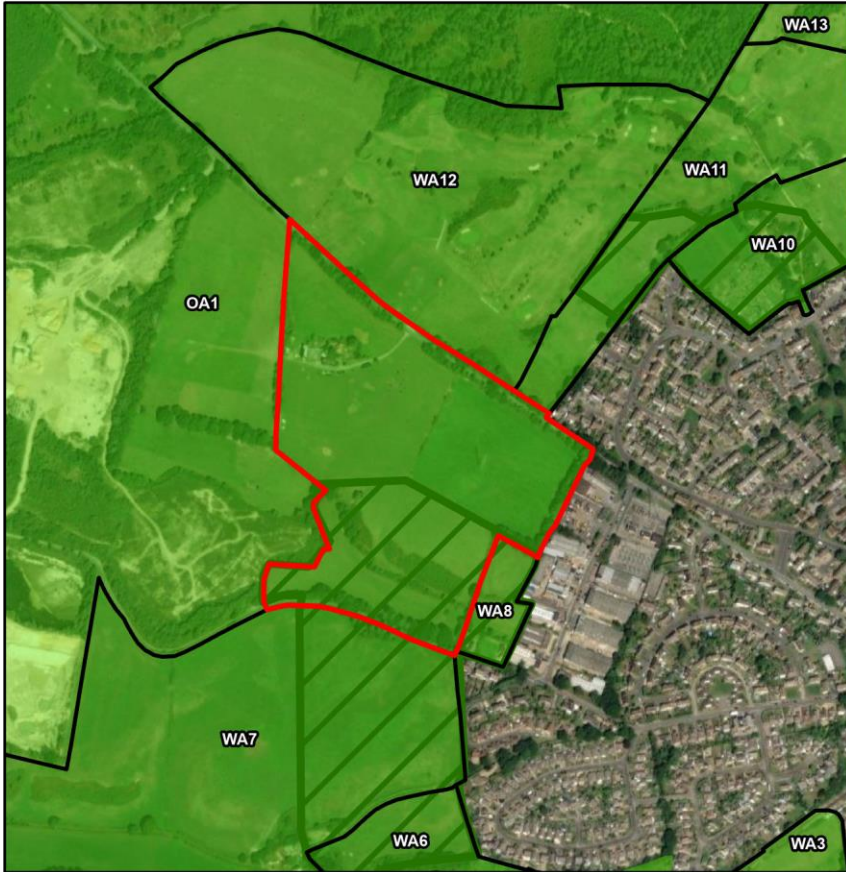
The field boundaries surrounding WA8 help to provide separation between the urban edge and land to the west within WA9. Release of WA8 would weaken this separation.

Overall harm of Green Belt release

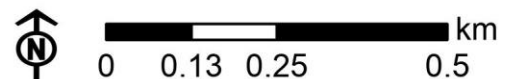
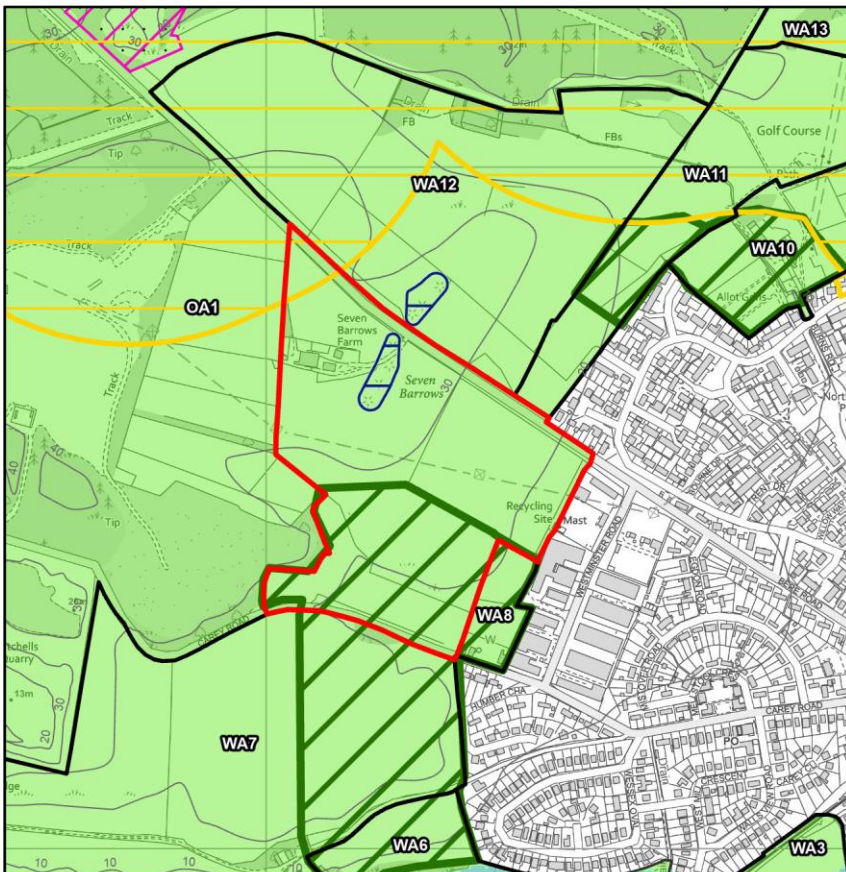
- Parcel WA8 makes a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Wareham, would be low-moderate.

Low-Moderate

Harm of release of land in WA9



- WA9
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



WA9

Parcel location and openness

Parcel size: 16.18ha

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

Land is open and dominated by agricultural land and separating hedgerows. There are agricultural buildings located in the north of the parcel, however, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

Trees and hedgerows create moderate physical separation from Northport, and the rising landform of most of the parcel adds to this distinction. The parcel extends a significant distance from the inset area without any clear boundary features, and is not contained by urban development, and the parcel's elevation means that views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

WA9

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 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: Relatively weak
Land is prominent in the setting of Northport, containing the scale of that part of the town as perceived in relation to the historic walled town, but its distance from the historic core limits its contribution. 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.

WA9

Impact on contribution of adjacent Green Belt

- Release of the southern part of WA9 as an expansion of Wareham:

Rating: Minor

The hedgerows and tree cover within and bounding land within the southern part of WA9 create separation between the urban edge and land within OA1 to the west. Release of the southern part of WA9 would weaken this separation, and would increase urbanising visual influence.

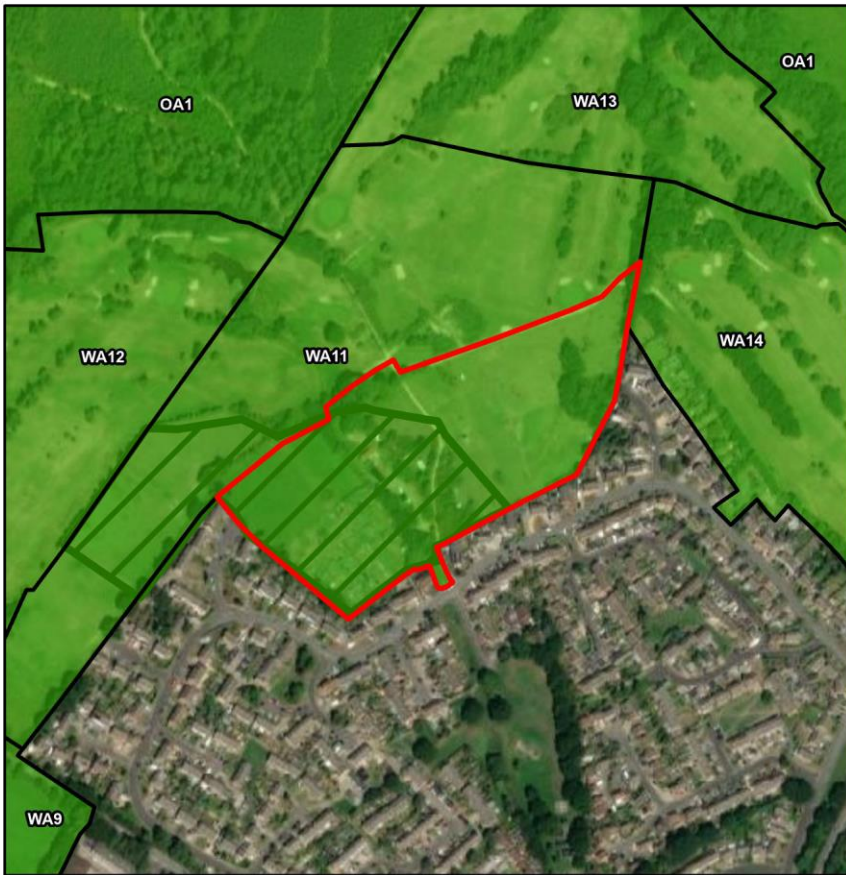
The adjoining land within the eastern part of WA7, WA8 and the remainder of WA9 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

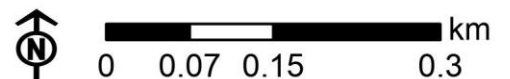
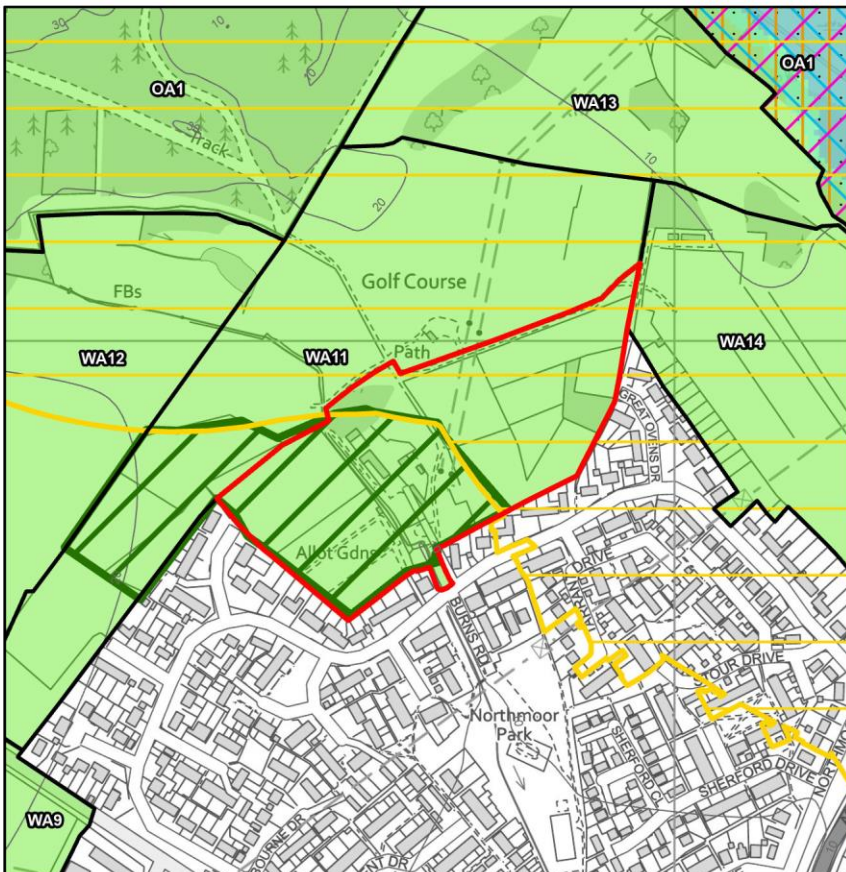
- Parcel WA9 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the southern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Wareham, would be high.

High

Harm of release of land in WA10



- WA10
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



WA10

Parcel location and openness

Parcel size: 5.36ha

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

Land is open and is dominated by agricultural land. Agricultural buildings are located in the centre of the parcel, and allotments are located in the south. However, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

The parcel is in close proximity to Northport and is contained by urban development to the south and east, where garden boundaries create little separation from the inset area. Although the urban area does not dominate views the parcel has overall only weak distinction.

WA10

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 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
Although Wareham is a historic town, land here does not contribute to its historic setting or special character. 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.

WA10

Impact on contribution of adjacent Green Belt

- Release of western part of WA10 an expansion of Wareham:

Rating: Negligible

Garden boundaries create little separation between the urban edge and land within WA11. As such, release of WA10 would not weaken this separation and would not impact the contribution of land within WA11.

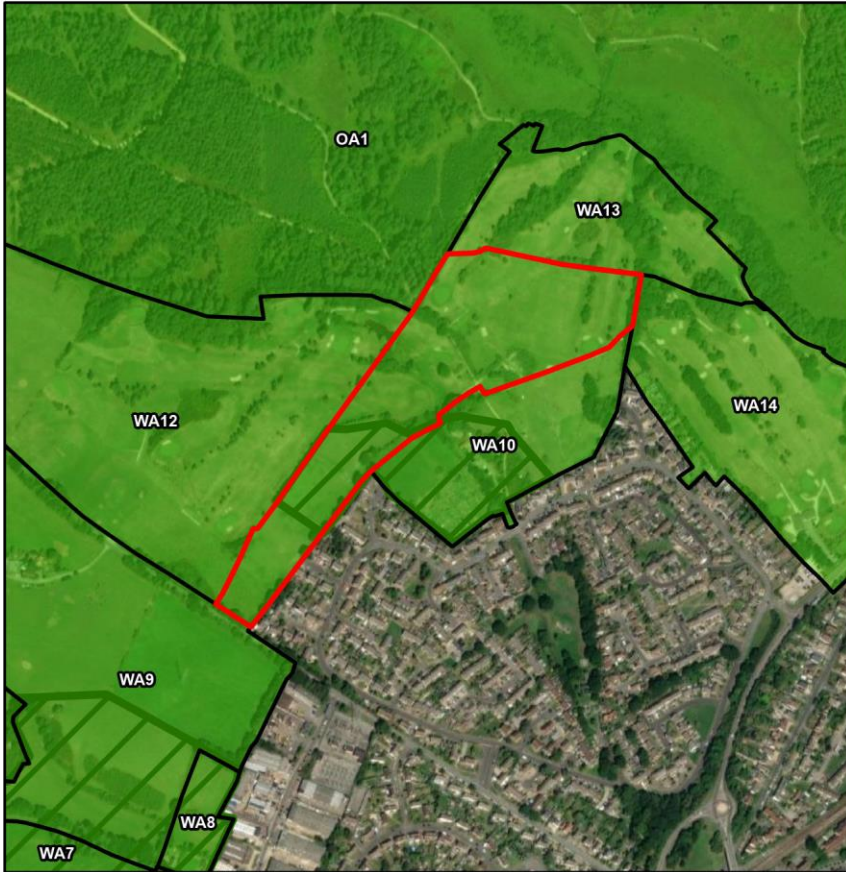
The adjoining land within the remainder of WA10 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

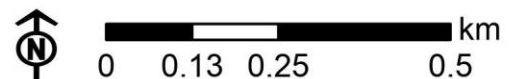
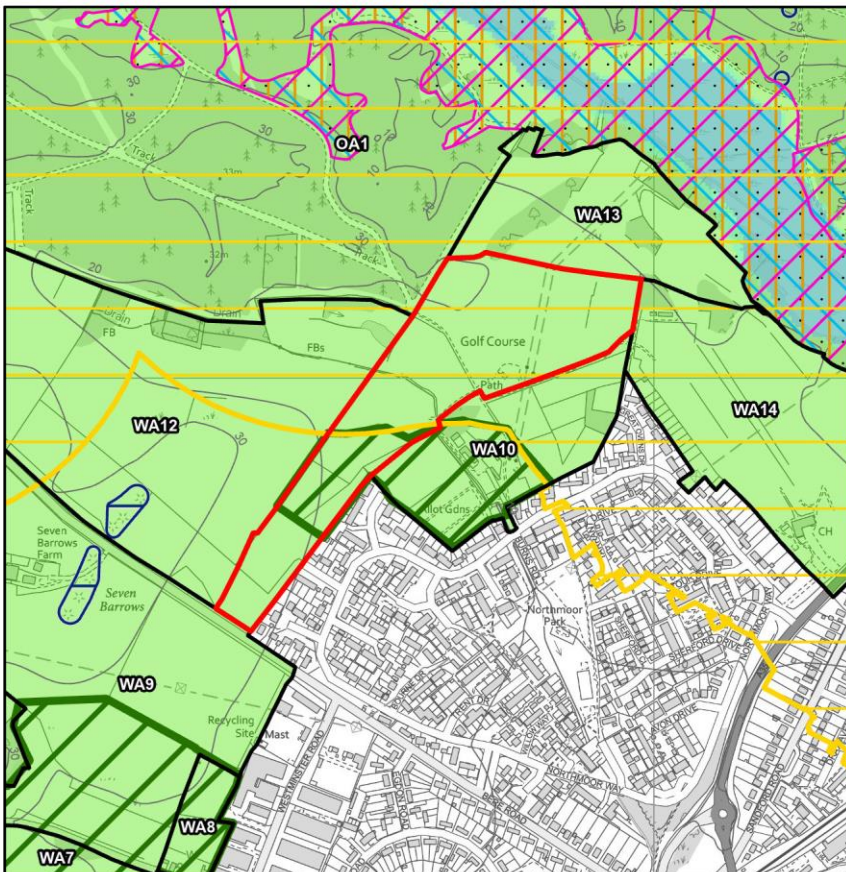
- Parcel WA10 makes a moderate contribution to preventing encroachment on the countryside. The additional impact of the release of its western part on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Wareham, would be low.

Low

Harm of release of land in WA11



- WA11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



WA11

Parcel location and openness

Parcel size: 9.18ha

The parcel is located on the northern 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 a golf course and associated hedgerows and sparse tree cover. However, this is 'appropriate development' within the Green Belt and therefore does not impact openness.

Distinction between parcel and inset area

The hedgerow garden boundaries to the south of the parcel are only a weak boundary feature, creating little separation from the inset area. However, the parcel is not contained by urban development and although at its southern end is in close proximity to Northport the urban area does not dominate views. Overall there is moderate distinction between the parcel and the urban area.

WA11

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. 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
Although Wareham is a historic town, land here does not contribute to its historic setting or special character. 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.

WA11

Impact on contribution of adjacent Green Belt

- Release of the central part of WA11 an expansion of Wareham:

Rating: Minor

The release and development of the central part of WA11 would increase urbanising visual impact on land in WA12 to the west.

The adjoining land within WA10 and the remainder of WA11 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel WA11 makes a relatively strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the central part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Wareham, would be moderate.

Moderate