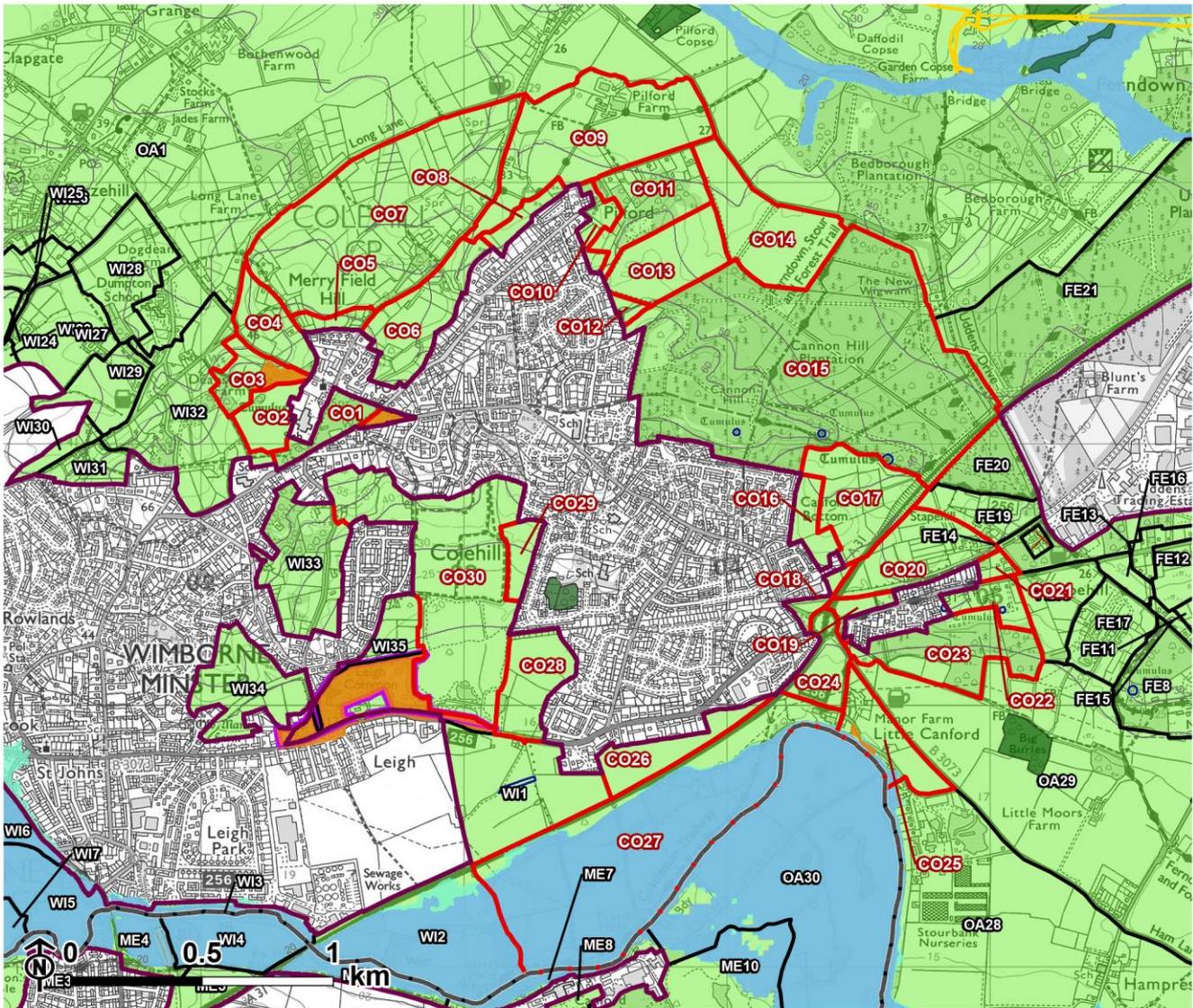


Appendix B
Detailed Stage 1
Contribution
Assessments:
Colehill - Part 2

Colehill



- - - Local Authority boundary

— Inset area

Green Belt

Colehill parcel

Neighbouring parcel

No openness

Absolute constraints

Ancient Woodland Inventory

Scheduled monument

CROW Registered Common Land



Potential constraints

Local Nature Reserve

Flood zone 3

Flood zone 2

400m Heathland Area

Map Copyright Information

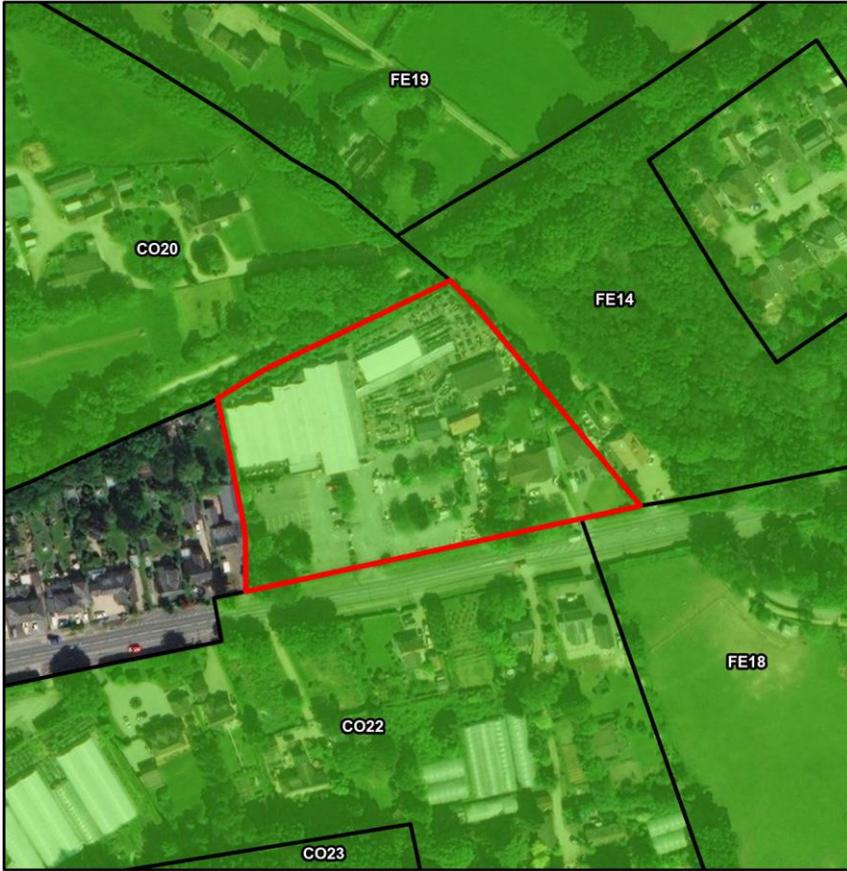
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Components of contribution assessment

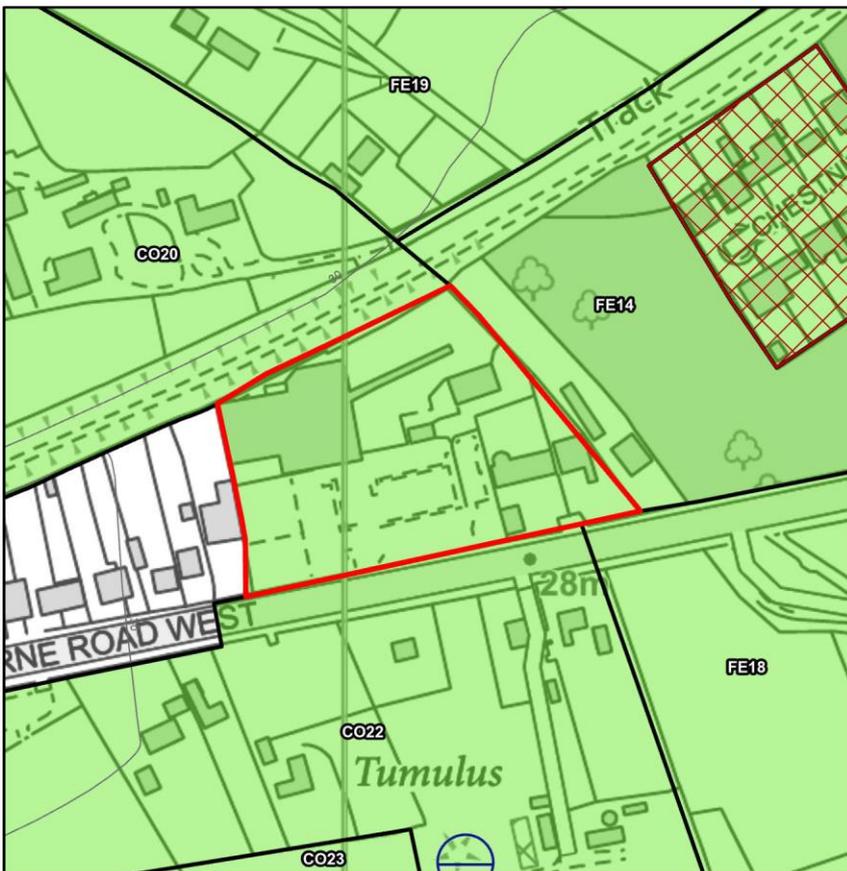
The analysis of contribution to the Green Belt purposes considers:

- 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 CO21



-  CO21
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness
-  Scheduled monument



CO21

Parcel location and openness

Parcel size: 1.21ha

The parcel is located on the eastern edge of Stapehill. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is relatively developed and has a significant amount of commercial, urbanising development within it.

Distinction between parcel and inset area

The parcel lies in close proximity to the urban area of Stapehill and there is no boundary feature providing separation from the inset area. Due to the parcel containing commercial use buildings, views are dominated by urban development. The parcel is largely contained due to development to the south, but this area retains some openness. Overall there is weak distinction between the parcel and the inset area.

CO21

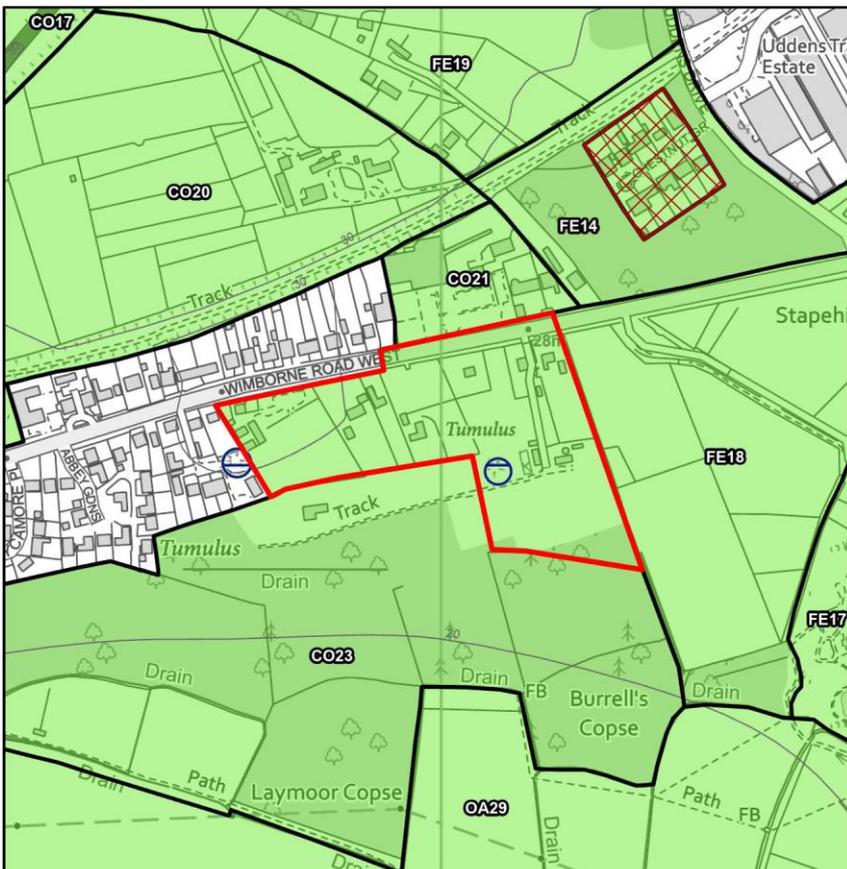
Contribution to the Green Belt purposes

- 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 relatively developed, containing commercial use buildings and lies in a narrow gap between Colehill and Ferndown to the east. Urbanising development reduces gaps but there are some significant separating features, including woodland. Although the settlement gap is fragile, 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: Weak/No
The parcel is comprised of washed over development in the countryside, which is relatively developed with commercial use buildings. 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 weak/no 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 CO22



- CO22
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Scheduled monument



CO22

Parcel location and openness

Parcel size: 3.81ha

The parcel is located on the eastern edge of Stapehill. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Land adjoining the south of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is relatively open but has some limited urbanising development within it, consisting of some residential properties and a garden centre.

Distinction between parcel and inset area

Urban development is present within the parcel (residential properties and garden centre) and there is no boundary creating separation from Stapehill. The parcel is subject to some degree of urban containment by the relatively developed area to the north. Views from the parcel are balanced by woodland and open countryside to the south and east and the urban development to the north and west. Overall there is moderate distinction between the parcel and the urban area.

CO22

Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel 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: Moderate

The parcel is relatively open but has some limited urbanising development within it. There is a narrow gap between Colehill and Ferndown to the east. Urbanising development reduces gaps but there are some significant separating features, including wooded areas and field boundaries. 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 preventing the merging of neighbouring towns.

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

Contribution: Moderate

The parcel is washed over development in the countryside. Land is relatively open but has some limited urbanising development within it, including a garden centre. 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: Weak/No

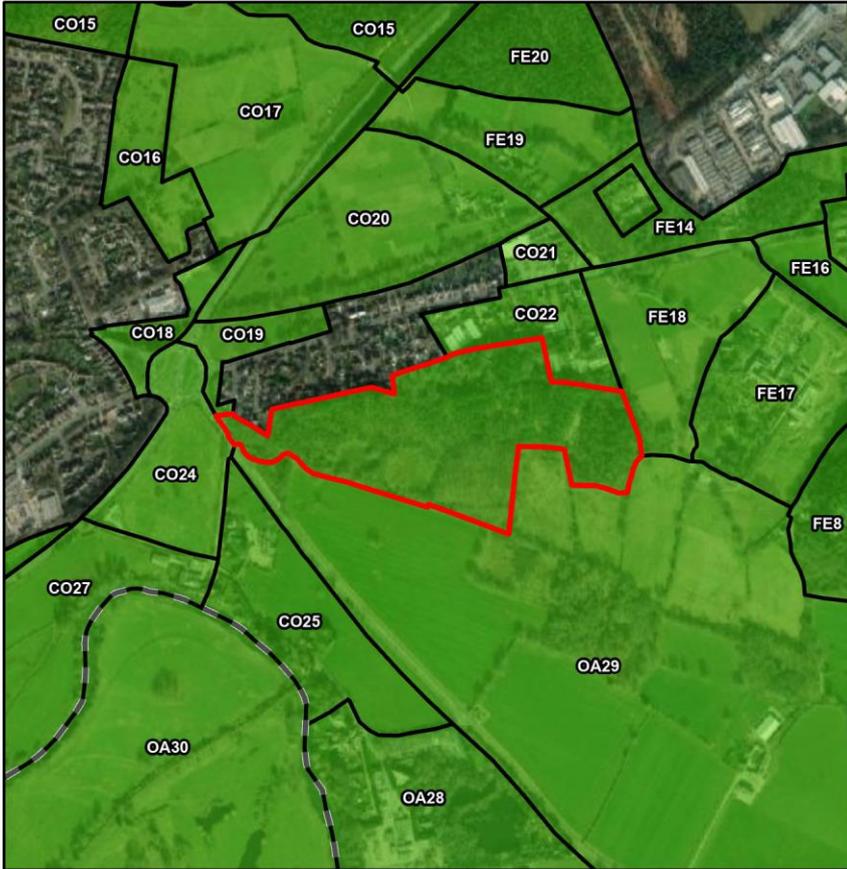
The parcel does not contribute to the setting or special character of any historic towns.

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

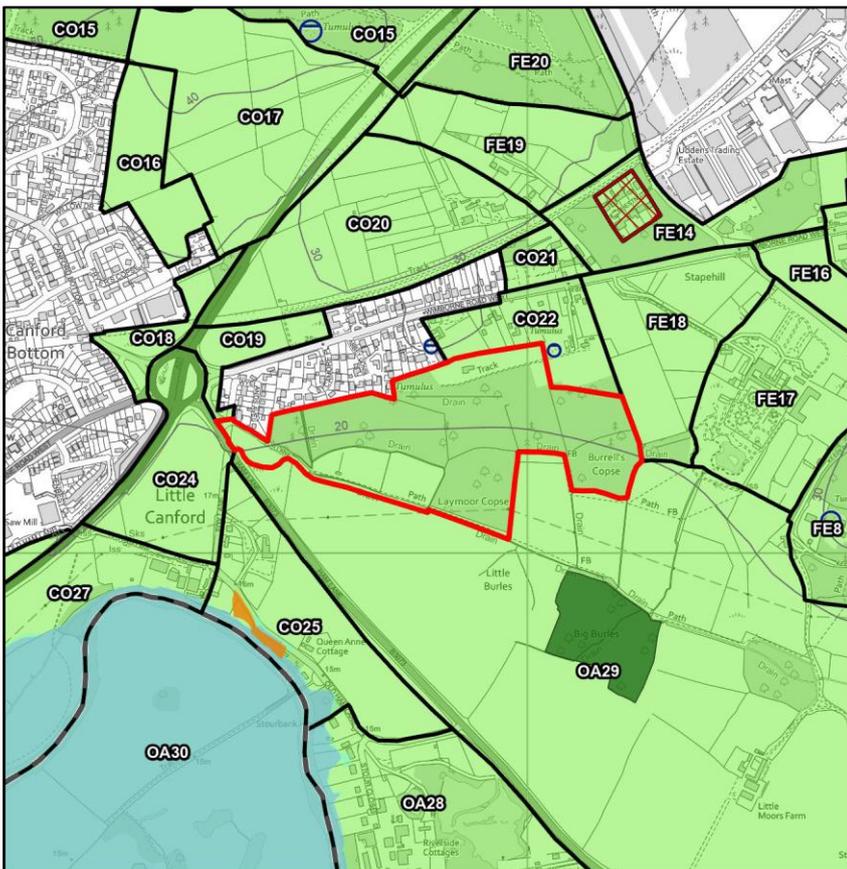
Contribution: Equal

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

Contribution of land in CO23



- CO23
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



CO23

Parcel location and openness

Parcel size: 13.44ha

The parcel is located on the southern edge of Stapehill. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The eastern corner of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of a large forested area.

Distinction between parcel and inset area

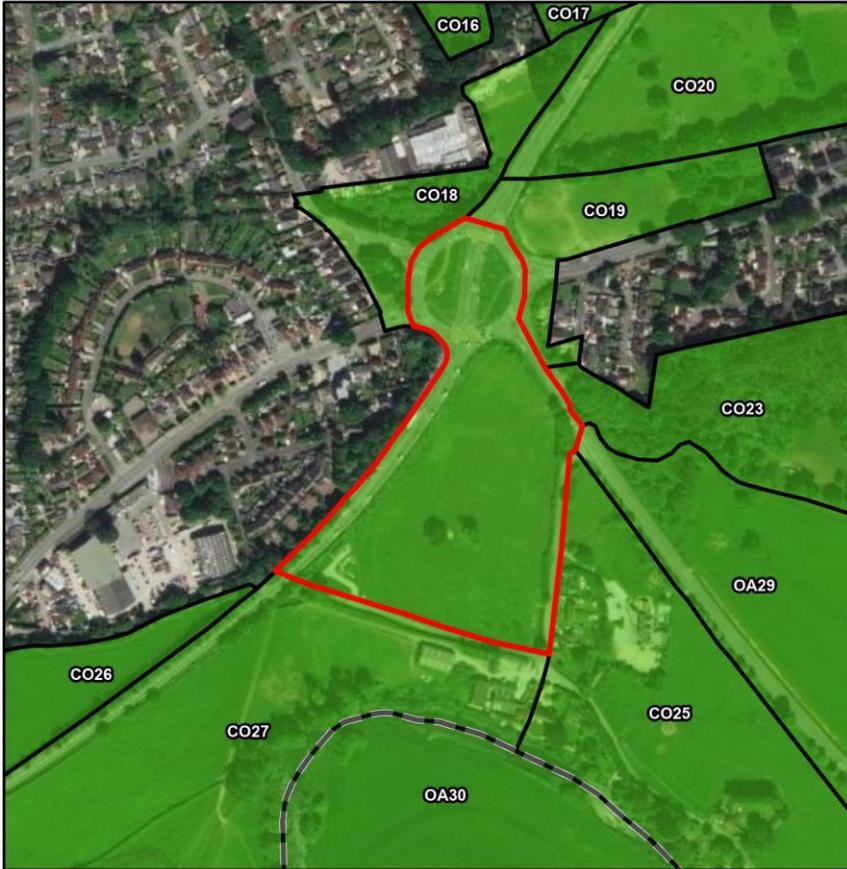
The wooded land cover is very prominent in comparison to the inset area and is a strong boundary feature, creating separation from the urban area. The parcel is not contained by urban development and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

CO23

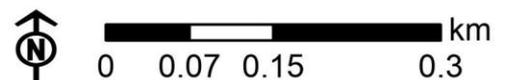
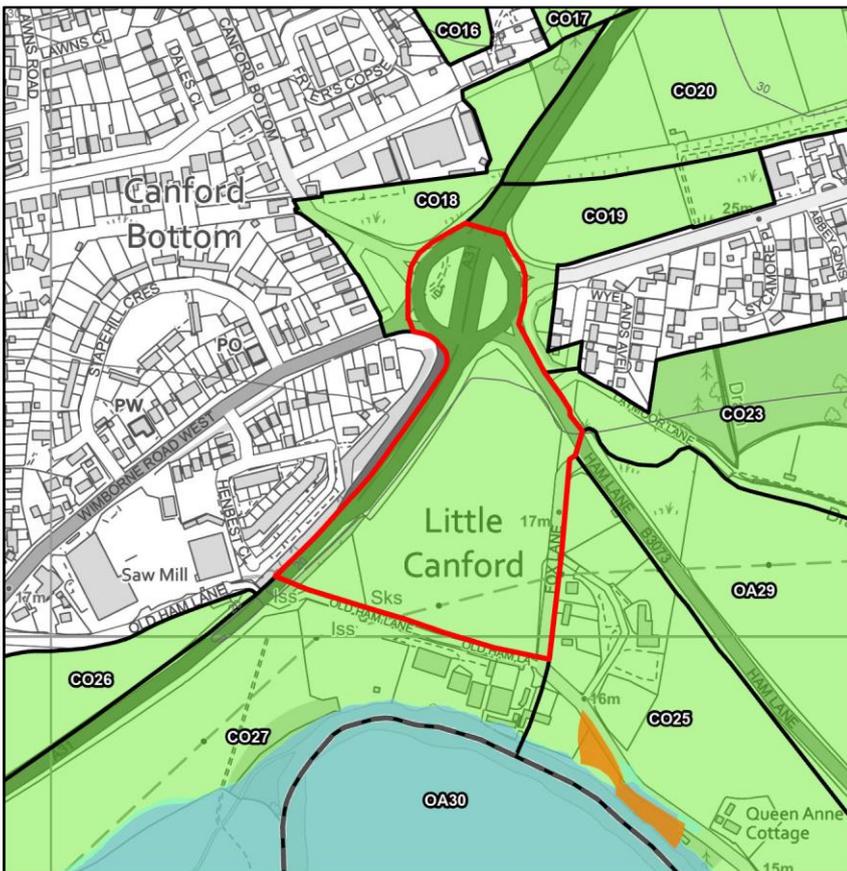
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel 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: Strong
The parcel is open and lies in a narrow gap between Colehill and Ferndown to the east. Urbanising development reduces gaps but there are some significant separating features, including field boundaries and wooded areas. 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
The parcel 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
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in CO24



- CO24
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



CO24

Parcel location and openness

Parcel size: 5.47ha

The parcel is located on the south eastern edge of Colehill. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open comprising of an agricultural field.

Distinction between parcel and inset area

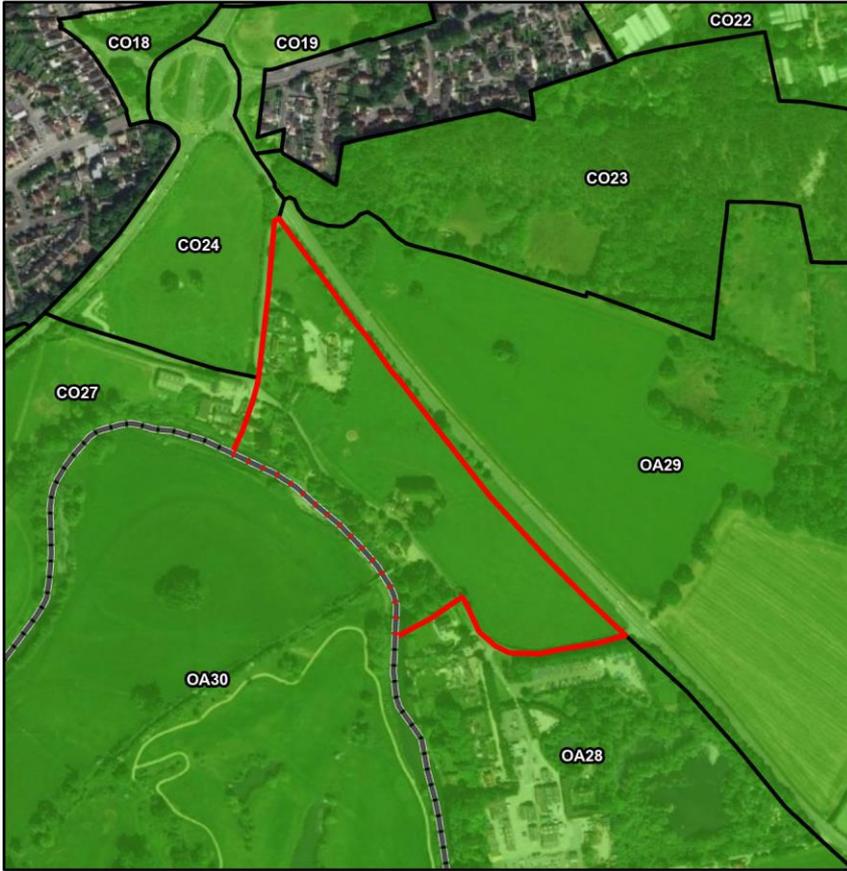
The parcel is located in close proximity to Colehill, and although there is strong separation from Canford Bottom within Colehill to the east, the road between the parcel and Stapehill to the northeast only provides a moderate boundary feature. Urban development and roads are within view of much of the parcel, but urban containment, between Colehill and Stapehill, is limited to the northern tip of the parcel. Overall there is moderate distinction between the parcel and the urban area.

CO24

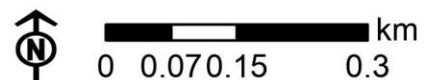
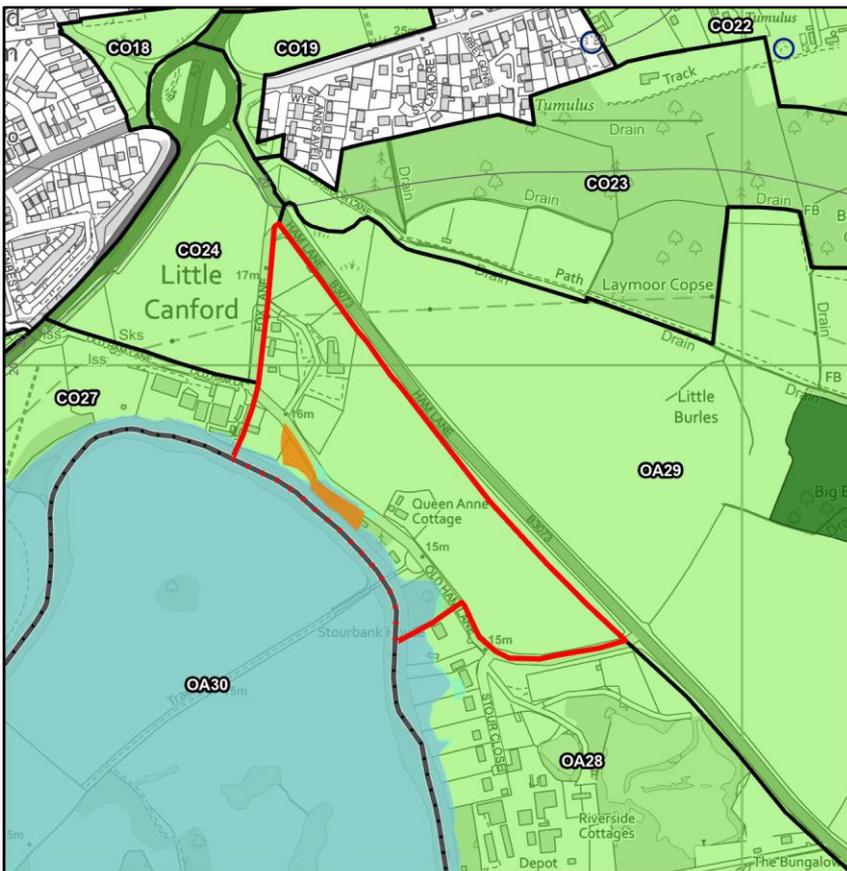
Contribution to the Green Belt purposes

- 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: Moderate
The parcel is peripheral to a narrow gap between Colehill and Ferndown to the east. 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 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 CO25



- CO25
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



CO25

Parcel location and openness

Parcel size: 7.88ha

The parcel lies to the southeast of Colehill. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Some of the area is designated as Common Land, which is an absolute constraint to development. Land adjoining the southwest of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising largely of fields, tree cover and slope adjacent to the River Stour. A public house and several dwellings are also located within the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

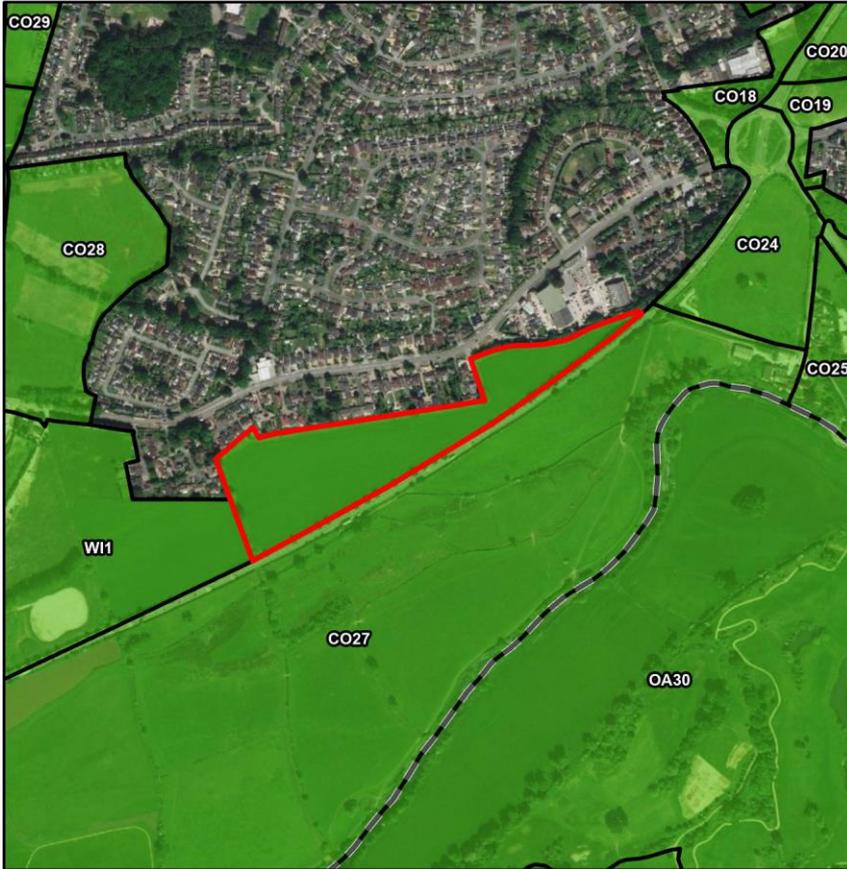
The field boundary and dual carriageway provide strong separation from the urban area and the parcel extends a significant distance from Colehill. The parcel is not contained by urban development and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

CO25

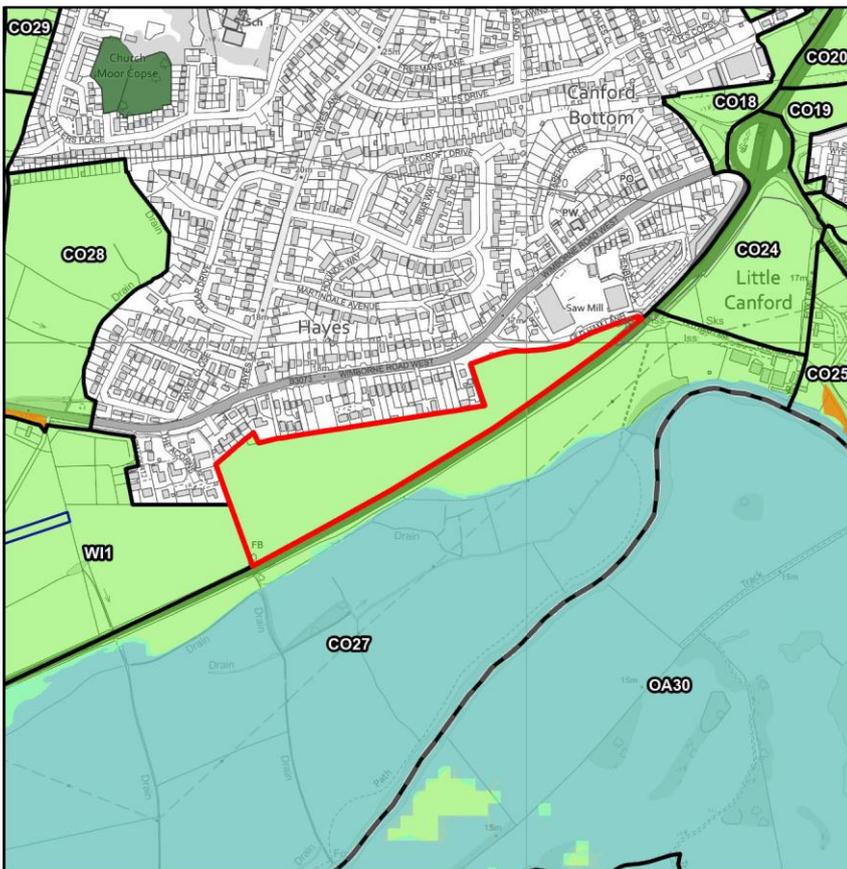
Contribution to the Green Belt purposes

- 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: Moderate
The parcel is open and peripheral to a moderate gap between Colehill and Ferndown to the east. 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
The parcel 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
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in CO26



- CO26
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



CO26

Parcel location and openness

Parcel size: 6.82ha

The parcel is located on the southern edge of Colehill. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open, comprising of an agricultural field.

Distinction between parcel and inset area

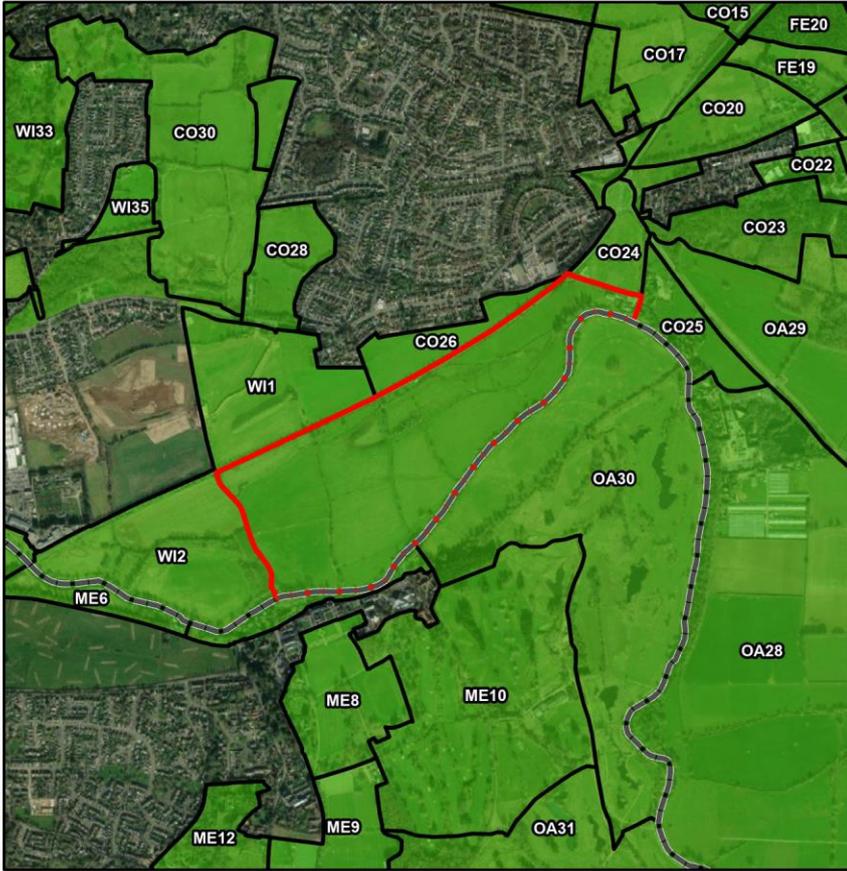
The parcel lies in close proximity to the Colehill and the presence of the A31 to the south means that views from the parcel are dominated by urban development. The garden boundaries provide weak separation from the urban area. There is some degree of urban containment due to the A31 lying to the south and residential development in the inset area and commercial development to the north of Old Ham Lane enclosing the eastern most part of the parcel. Overall there is weak distinction between the parcel and the urban area.

CO26

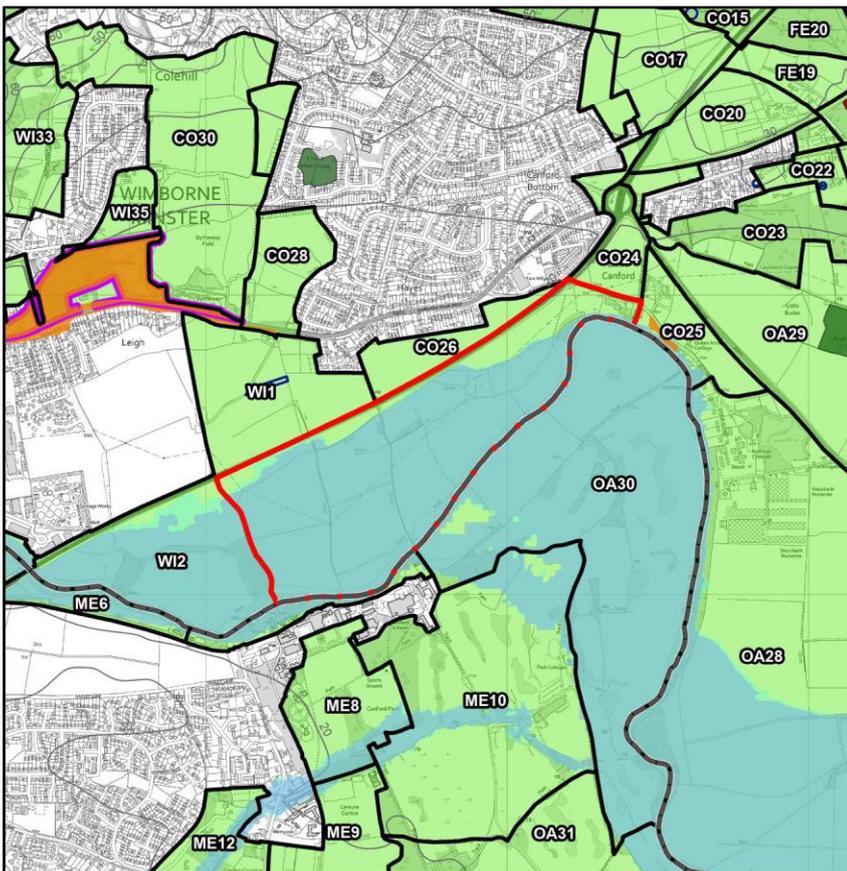
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel 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 and peripheral to a narrow gap between Colehill and Ferndown to the east. 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 relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
The parcel 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
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 CO27



-  CO27
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness
-  Ancient Woodland Inventory
-  Scheduled monument
-  CROW Registered Common Land
-  Local Nature Reserve
-  Flood Zone 2
-  Flood Zone 3



CO27

Parcel location and openness

Parcel size: 55.1ha

The parcel is located to the south of Colehill. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The southwest of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of agricultural fields and agricultural use buildings on the north eastern boundary. However, this is 'appropriate development' in the Green Belt and therefore does not impact openness. The River Stour lies adjacent to the southern boundary.

Distinction between parcel and inset area

The parcel is not contained by urban development views are dominated by open countryside. The A31 is a strong boundary feature providing separation from Colehill the parcel extends a significant distance from the inset settlement. Overall there is very strong distinction between the parcel and the urban area.

CO27

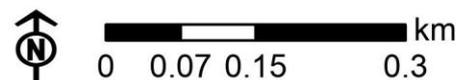
Contribution to the Green Belt purposes

- 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: Strong
The parcel is open and lies in a gap between Colehill and Merley, Oakley and Canford Magna to the southwest, which is narrow, but which maintains clear separation between neighbouring towns and has some significant separating feature, including the River Stour. 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
The parcel 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: Relatively weak
Land forms part of the peripheral setting of Wimborne, maintaining its small country town character by preserving separation from Colehill, but has little relationship with the historic core. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wimborne Minster.
- 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 CO28



- CO28
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



CO28

Parcel location and openness

Parcel size: 8.69ha

The parcel lies on the western edge of Colehill. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Land adjoining the west of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of agricultural fields and a commercial use building in the southwest. However, the scale of development present is not large enough to impact openness.

Distinction between parcel and inset area

The parcel lies in close proximity to Colehill and the garden boundaries at the inset edge provide weak separation from the urban area. Residential development encloses the northern part of the parcel, which also means that neither the countryside nor the urban area dominates views. Overall there is weak distinction between the parcel and the urban area.

CO28

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: Moderate
The parcel is open and lies in a very narrow gap between neighbouring Colehill and Wimborne Minster to the west, but existing urbanising development already links them. Although the settlement gap is fragile, 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 moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
The parcel 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
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 CO29



CO29

Parcel location and openness

Parcel size: 3ha

The parcel is located on the western edge of Colehill. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Land adjoining the south of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of an agricultural field and allotments in the southeast. However, this development is 'appropriate' in the Green Belt and therefore does not impact openness.

Distinction between parcel and inset area

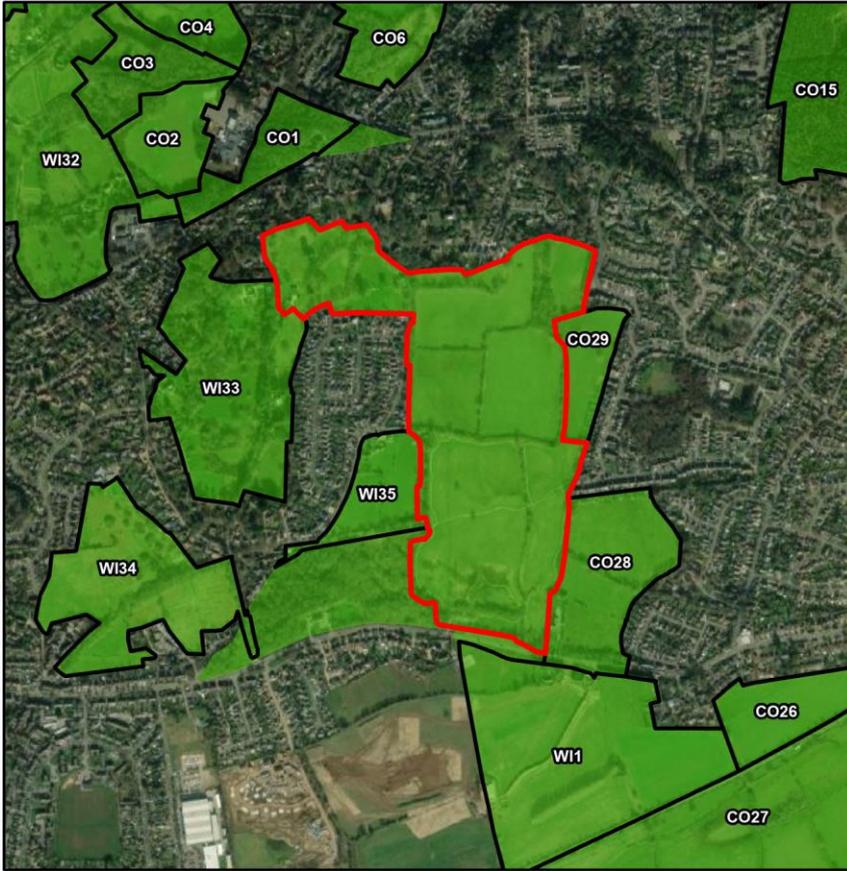
The garden boundaries at the inset edge create little separation from the urban area and the whole of the parcel lies in close proximity to Colehill. Residential development to the north partially encloses the parcel, meaning that neither the countryside nor the urban area dominates views. Overall there is weak distinction between the parcel and the inset settlement.

CO29

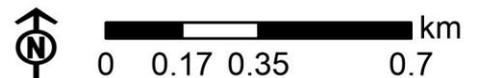
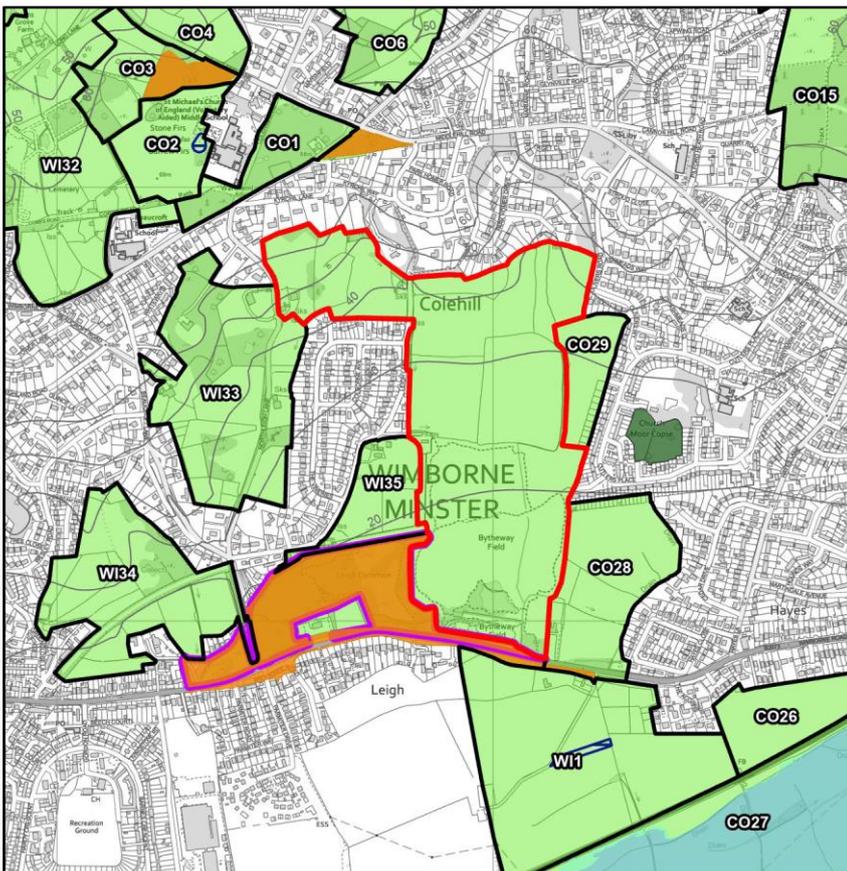
Contribution to the Green Belt purposes

- 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: Moderate
The parcel is open and lies in a very narrow gap between neighbouring Colehill and Wimborne Minster, but existing urbanising development already links them. Although the settlement gap is fragile, 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 moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
The parcel 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
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 CO30



- CO30
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



CO30

Parcel location and openness

Parcel size: 36.36ha

The parcel is located in a gap between Colehill and Wimborne Minster to the west. Colehill does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Leigh Common is an absolute constraint that is located to the west of the parcel. The southern half of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of agricultural fields.

Distinction between parcel and inset area

The treelines at the inset edge provide some degree of separation from the urban area. The parcel is almost entirely contained by urban development, but its size limits the urbanising influence. The size of the parcel also means that neither the countryside nor the urban area dominates views in areas in central region. Overall there is moderate distinction between the parcel and the urban area.

CO30

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 strong
The parcel is open. There is only relatively limited urban connectivity, along Wimborne Road, between the larger part of Colehill to the east and the urban area mostly within Wimborne Parish to the west. There is a very narrow gap between the settlements, clearer here than to the north west, where inset development forms a connection. 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 preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
The parcel 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.