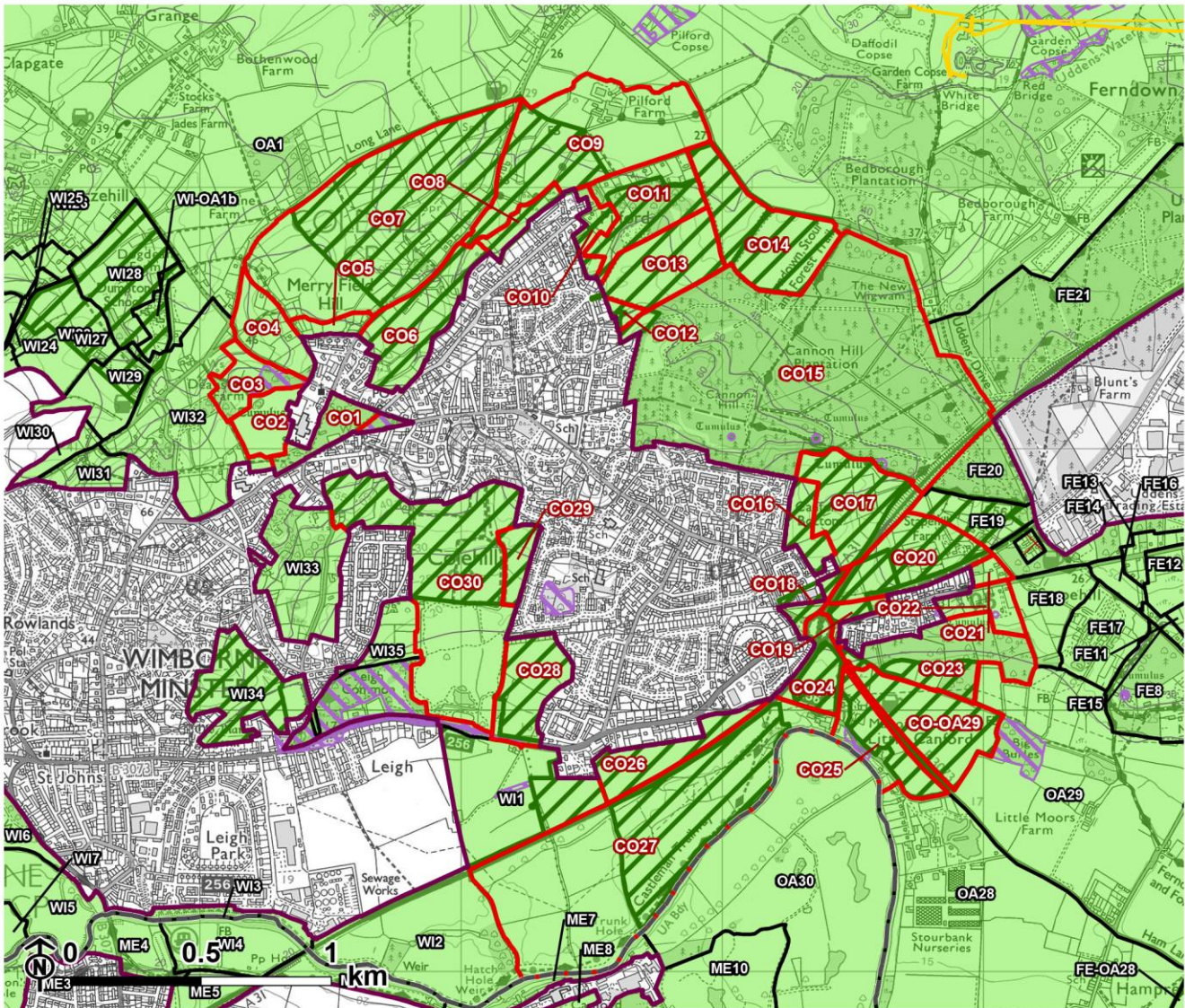
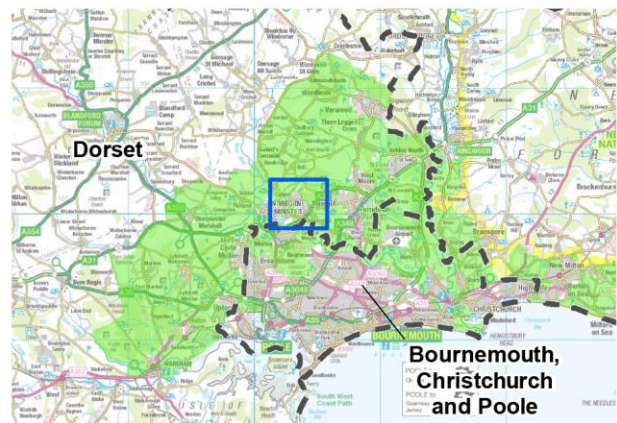


Appendix B
Detailed Stage 2
Harm Assessments:
Colehill - Part 1

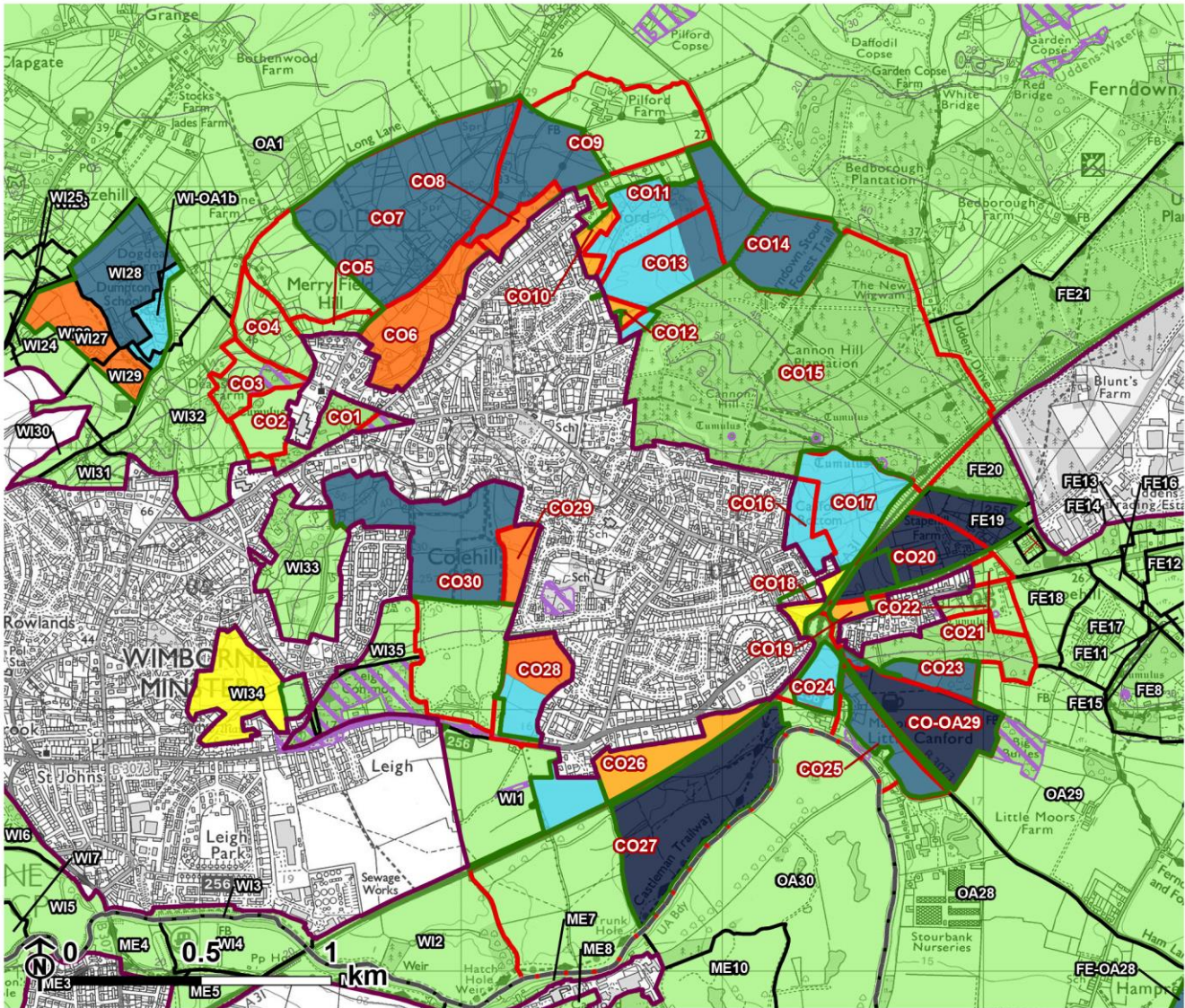
Colehill



- - - Local Authority boundary
- Inset area
- Green Belt
- ▭ Colehill parcel
- ▭ Neighbouring parcel
- ▨ No openness
- ▨ Absolute constraint(s)
- ▨ Site / area of search
- ▭ 400m Heathland Area



Colehill



- - - Local Authority boundary

— Inset area

Green Belt

▭ Colehill parcel

▭ Neighbouring parcel

▨ No openness

▨ Absolute constraint(s)

▭ Site / area of search

Harm rating

Very high

High

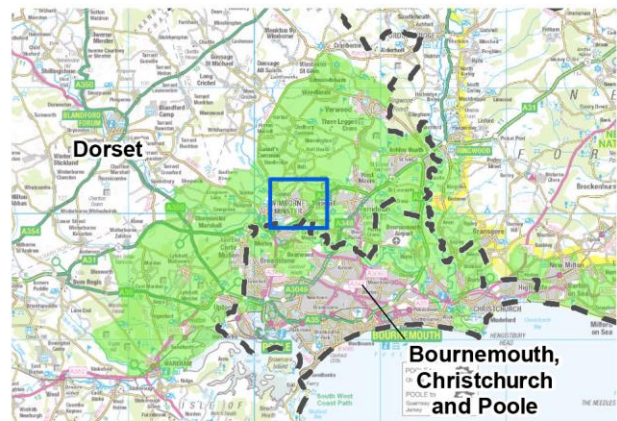
Moderate high

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.

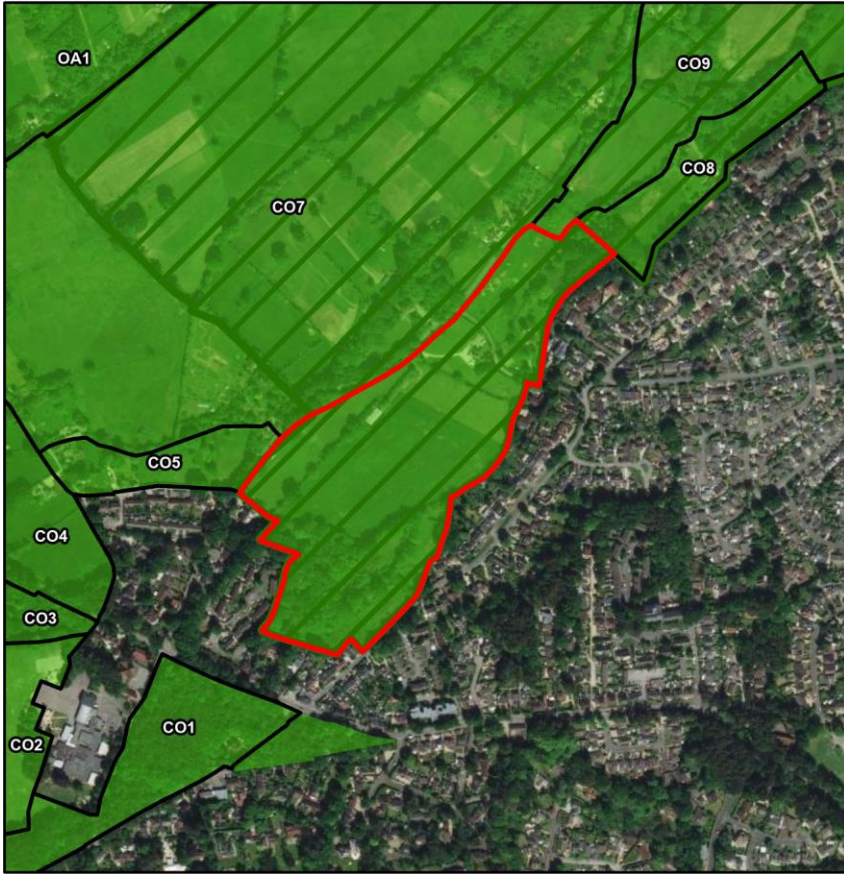
Notes on harm ratings

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.

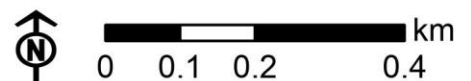
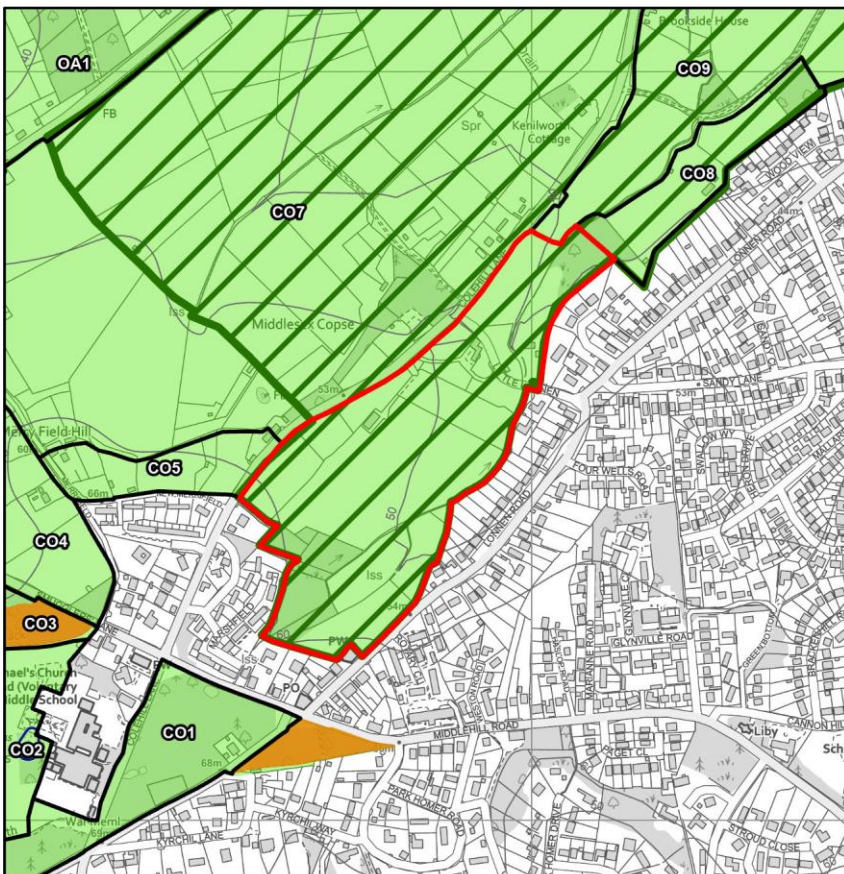
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- 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 CO6



- CO6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Scheduled monument
- CROW Registered Common Land



CO6

Parcel location and openness

Parcel size: 11.26ha

The parcel is located on the northern 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 is open, comprising of agricultural fields that are bisected by a small road adjacent to a residential property in the centre of the parcel. However, this development is not large enough in scale to impact openness. There is a wooded area in the south of the parcel.

Distinction between parcel and inset area

The parcel is located in close proximity to Colehill and is subject to some degree of urban containment due to inset development to the southwest. The treeline at the inset edge provides a moderate boundary from the urban area and landform provides some distinction from the inset settlement as the parcel slopes to the west into a stream valley. Views from within the parcel are dominated by open countryside. Overall there is moderate distinction between the parcel and the urban area.

CO6

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
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.

CO6

Impact on contribution of adjacent Green Belt

- Release of CO6 as an expansion of Colehill:

Rating: Minor

The tree cover within CO6 helps to create separation between the urban edge and land within CO9 to the northwest. The release and development of CO6 would weaken this separation and increase urbanising containment of the western end of CO9.

Due to the presence of the tree lined Colehill Lane bounding the north of CO6, and the tree cover beyond this, release of CO6 would not impact the contribution of land within CO7.

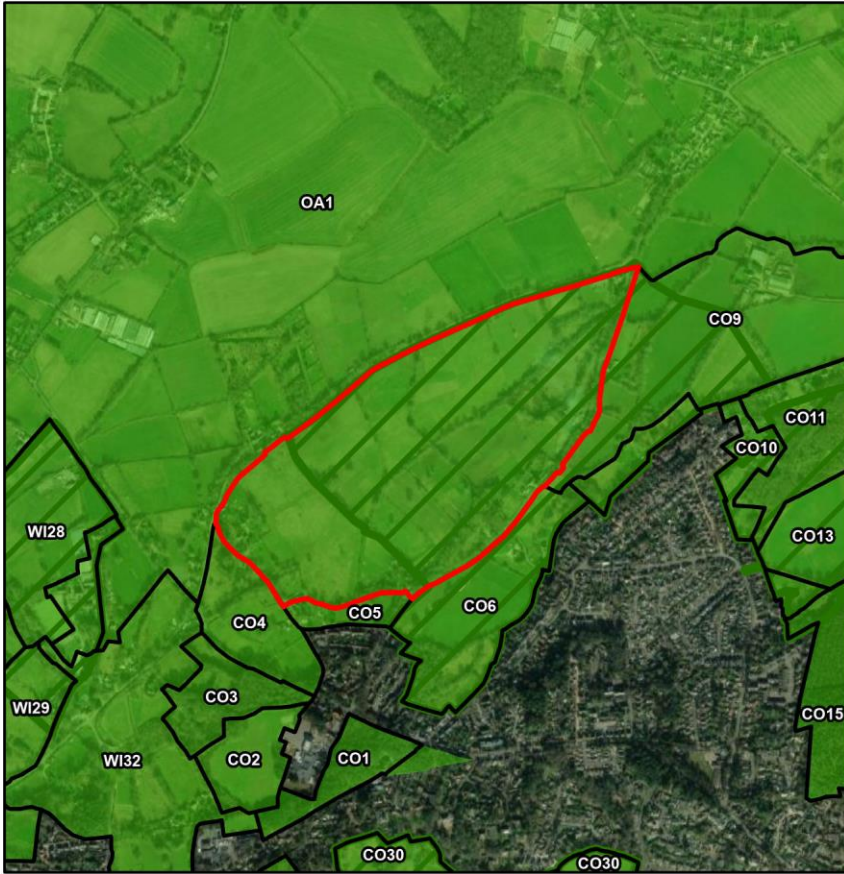
The adjoining land within parcels CO5 and CO8 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would therefore not increase overall harm.

Overall harm of Green Belt release

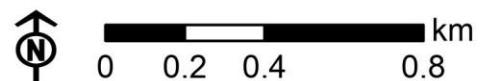
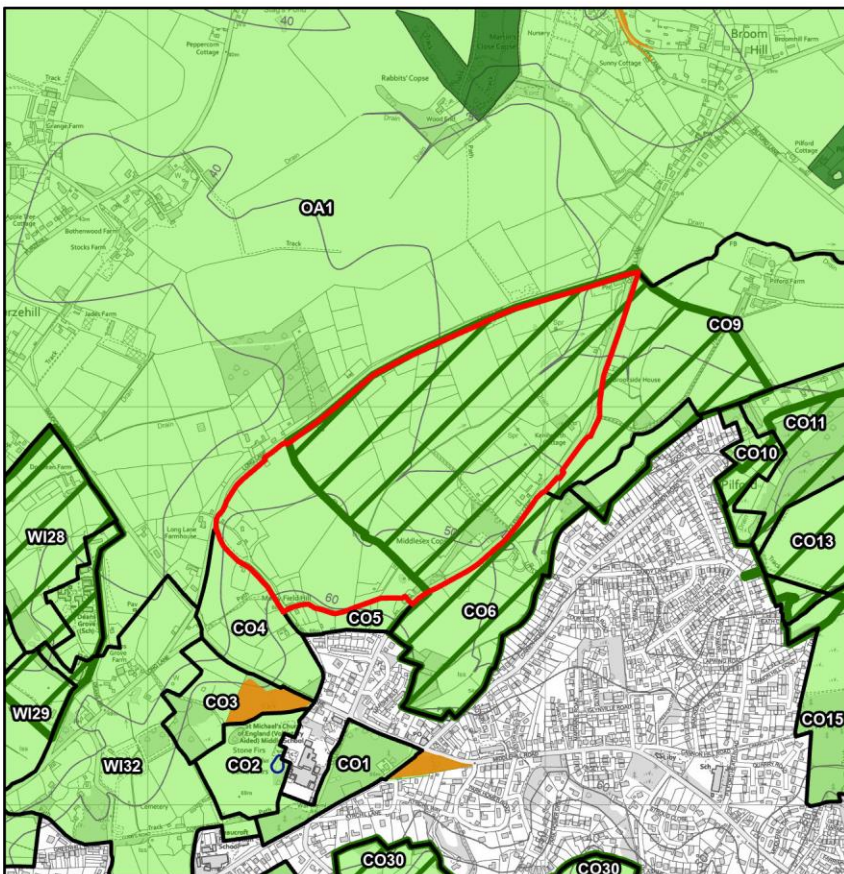
- Parcel CO6 makes a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Colehill, would be moderate.

Moderate

Harm of release of land in CO7



- CO7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land



CO7

Parcel location and openness

Parcel size: 47.36ha

The parcel lies to the north 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 agricultural fields. There are residential properties in the southwest and east of the parcel, but this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

There are sufficient field boundaries between the parcel and the urban area to create moderate separation and the valley landform within the parcel provides some distinction from the urban area. The parcel extends a significant distance from Colehill and therefore views are dominated by open countryside.

Furthermore, the parcel is not contained by urban development. Overall there is very strong distinction between the parcel and the urban area.

CO7

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
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.

CO7

Impact on contribution of adjacent Green Belt

- Release of the central and eastern parts of CO7 as an expansion of Colehill:

Rating: Minor

The tree cover, field boundaries and roads within, adjoining and to the south of CO7 create strong separation between the urban edge and land within OA10 to the north. The release and development of the east of CO7 would weaken this separation.

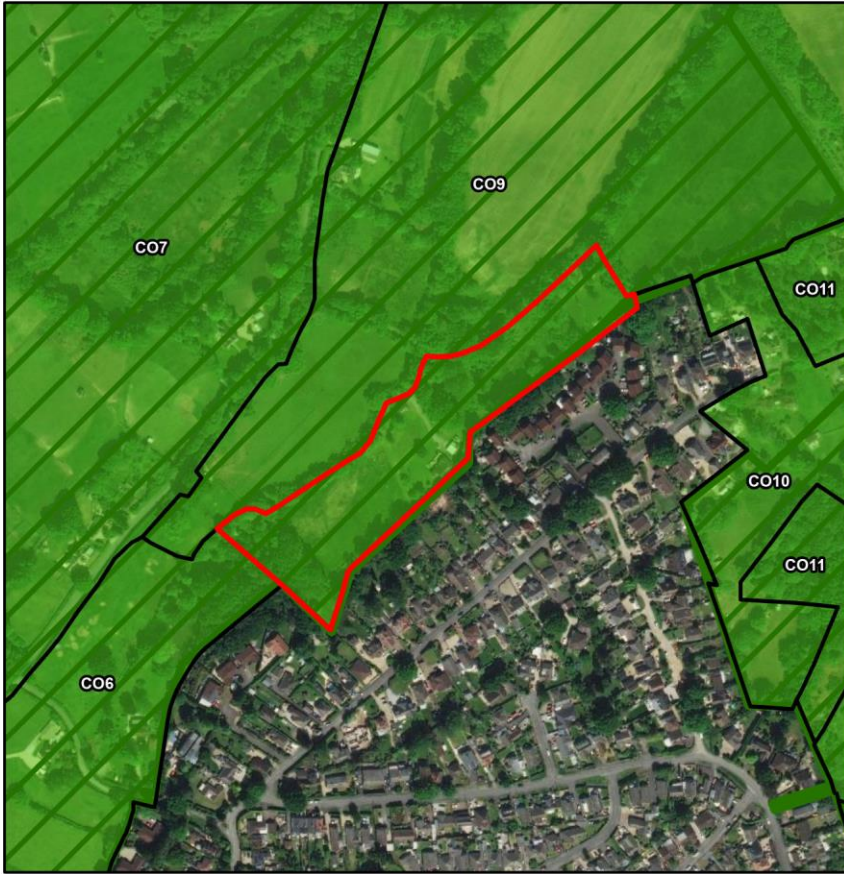
The adjoining land within CO6, CO9 and the remainder of CO7 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would therefore not increase overall harm.






Overall harm of Green Belt release

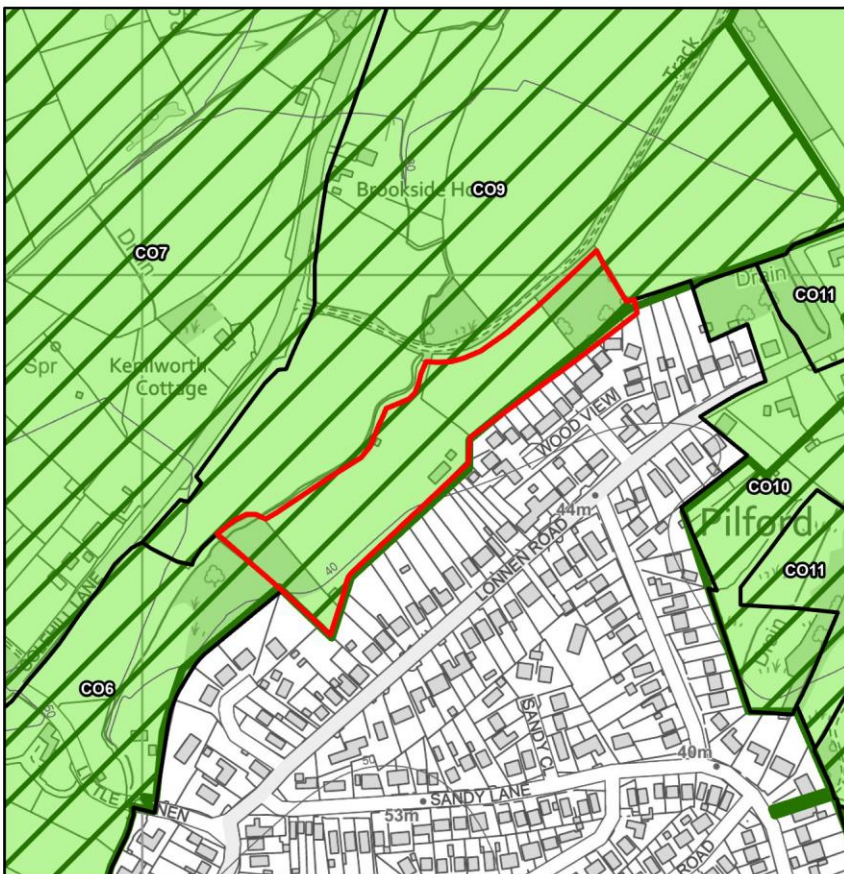
- Parcel CO9 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the central and eastern parts of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Colehill, would be high.

High

Harm of release of land in CO8



-  CO8
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



CO8

Parcel location and openness

Parcel size: 2.4ha

The parcel is located on the northern 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 grassland and shrubland.

Distinction between parcel and inset area

The whole of the parcel is located in close proximity to Colehill. The sloping landform of the parcel provides some distinction from the urban area and the mature trees at the inset edge are a moderate boundary feature from the inset settlement. Neither the countryside nor the urban area dominates views as back gardens in the urban area are so close and several houses spill over into the parcel. However, the parcel is not contained by urban development. Overall there is moderate distinction between the parcel and the urban area.

CO8

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: Weak/No
Land does not lie between 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.

CO8

Impact on contribution of adjacent Green Belt

- Release of land within CO8 as an expansion of Colehill:

Rating: Minor

Well-treed hedgerows along the inset settlement edge contribute to the boundary separation between the urban area and the wester part of parcel CO9. Release of CO8 would weaken this boundary.

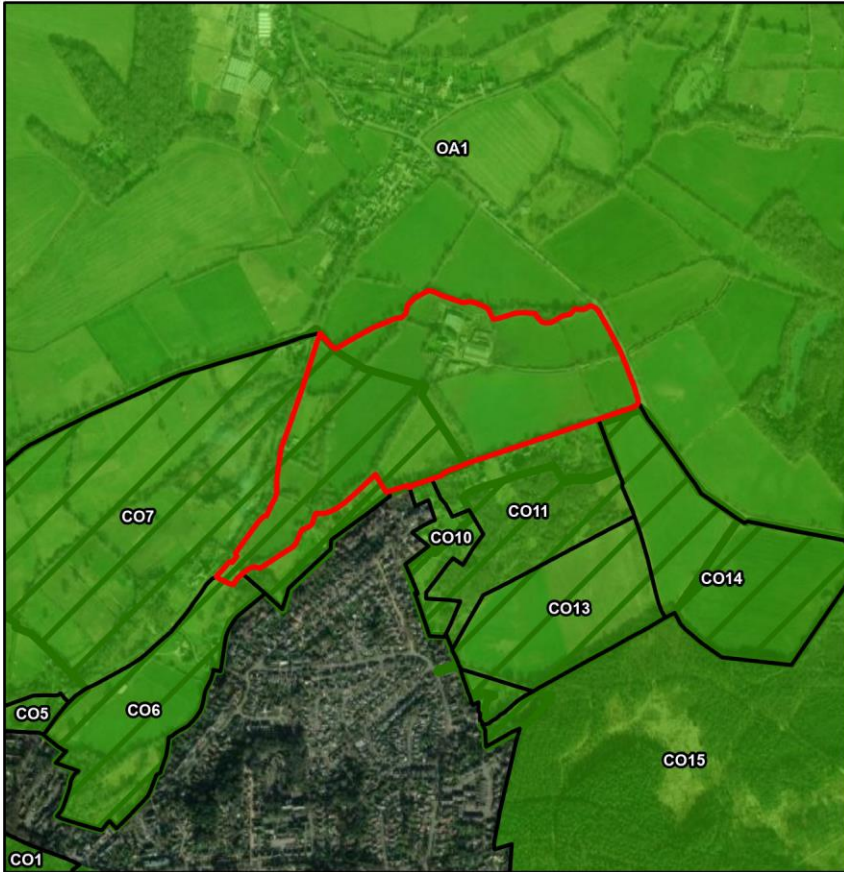
The adjoining land within parcel CO6 does not make a stronger contribution to any of the Green Belt purposes. This impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

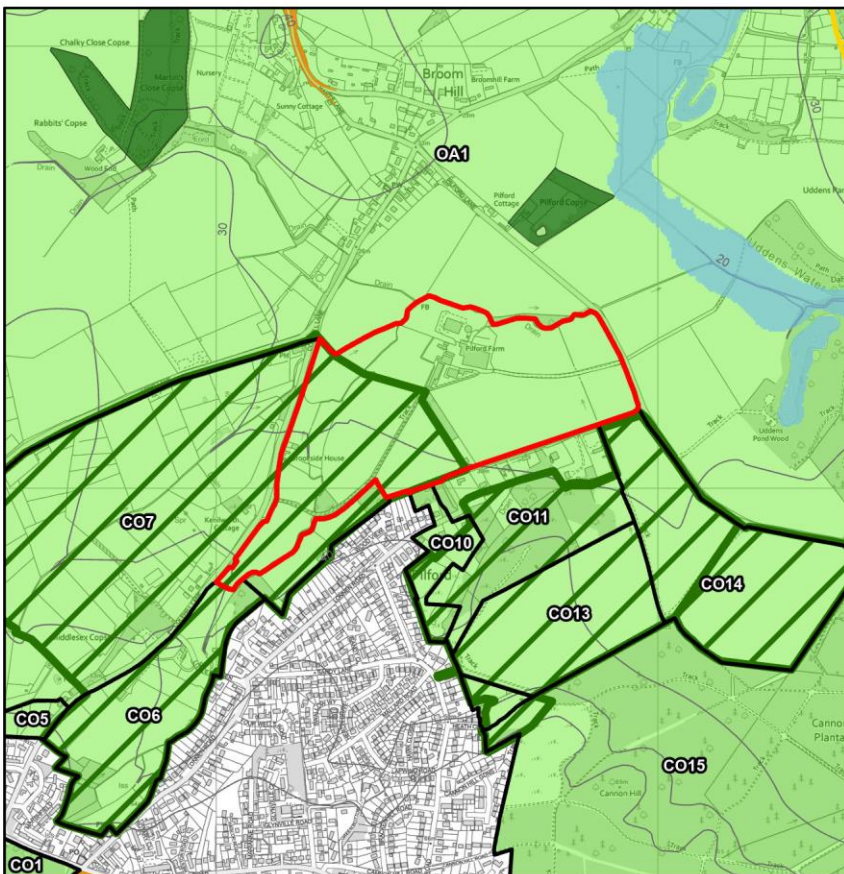
- Parcel CO8 makes a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Colehill, would be moderate.

Moderate

Harm of release of land in CO9



- CO9
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Ancient Woodland Inventory
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



CO9

Parcel location and openness

Parcel size: 26.69ha

The parcel is located to the north 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 agricultural fields and agricultural buildings in the north. However, these are 'appropriate development' in the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

The parcel lies on the far side of stream valley, and therefore landform provides some distinction from the urban area. The stream and mature trees south of the parcel form a strong boundary 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.

CO9

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: Weak/No

The parcel does not lie between neighbouring towns.

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

Contribution: Strong

Land within 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.

CO9

Impact on contribution of adjacent Green Belt

- Release of the western part of CO9 as an expansion of Colehill:

Rating: Minor

The tree cover, field boundaries and roads within and adjoining the western part of CO9 create strong separation between the urban edge and land within OA10 to the north. The release and development of the west of CO9 would weaken this separation.

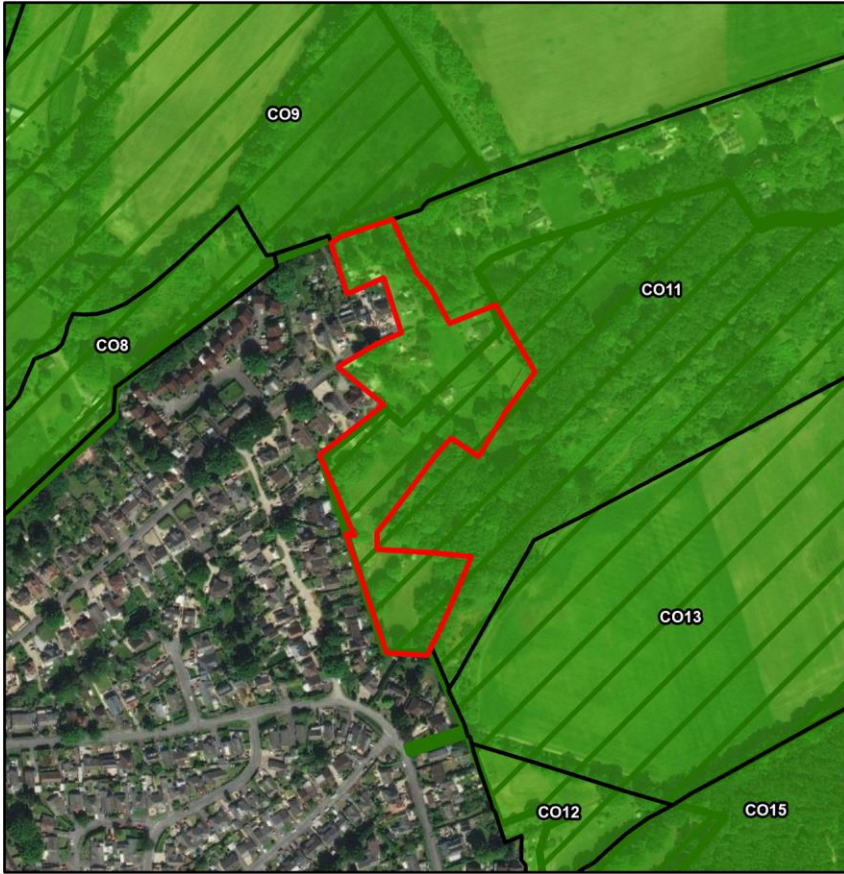
The adjoining land within parcels CO6, CO7, CO8, CO10, CO11 and the remainder of CO9 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.






Overall harm of Green Belt release

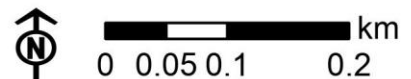
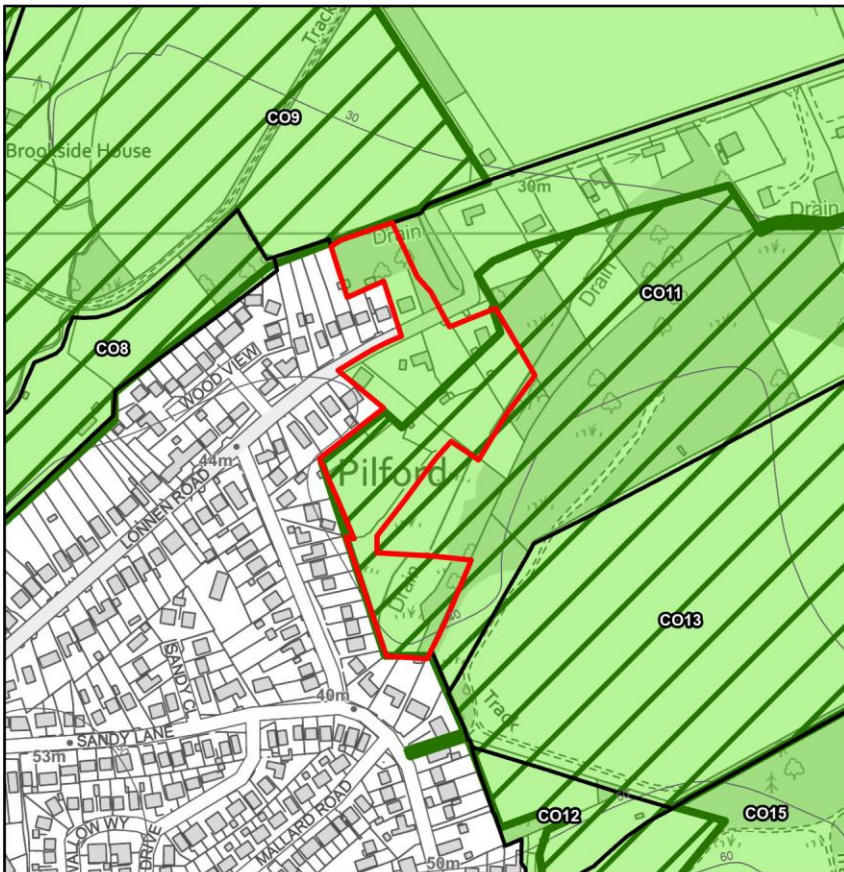
- Parcel CO9 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Colehill, would be high.

High

Harm of release of land in CO10



-  CO10
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



CO10

Parcel location and openness

Parcel size: 2.7ha

The parcel is located on the northeastern 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 comprised of grassland in the south, a wooded area in the north and several residential properties in the central region. However, this scale of development is not sufficient to impact openness.

Distinction between parcel and inset area

The parcel has been breached by residential development and therefore there is a weak boundary from the urban area. The parcel is located in close proximity to the inset settlement, but neither the urban area nor the countryside dominates views. There is some low-density residential development further east along Lonnen Road, but this is set within woodland and does not have any significant urbanising, containing influence. Overall there is moderate distinction between the parcel and the urban area.

CO10

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
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.

CO10

Impact on contribution of adjacent Green Belt

- Release of southern part of CO10 as an expansion of Colehill:

Rating: Negligible

Due to the presence of woodland and tree cover adjoining the southern part of CO10, its release would not impact the contribution of land within CO9, CO11 and CO13.

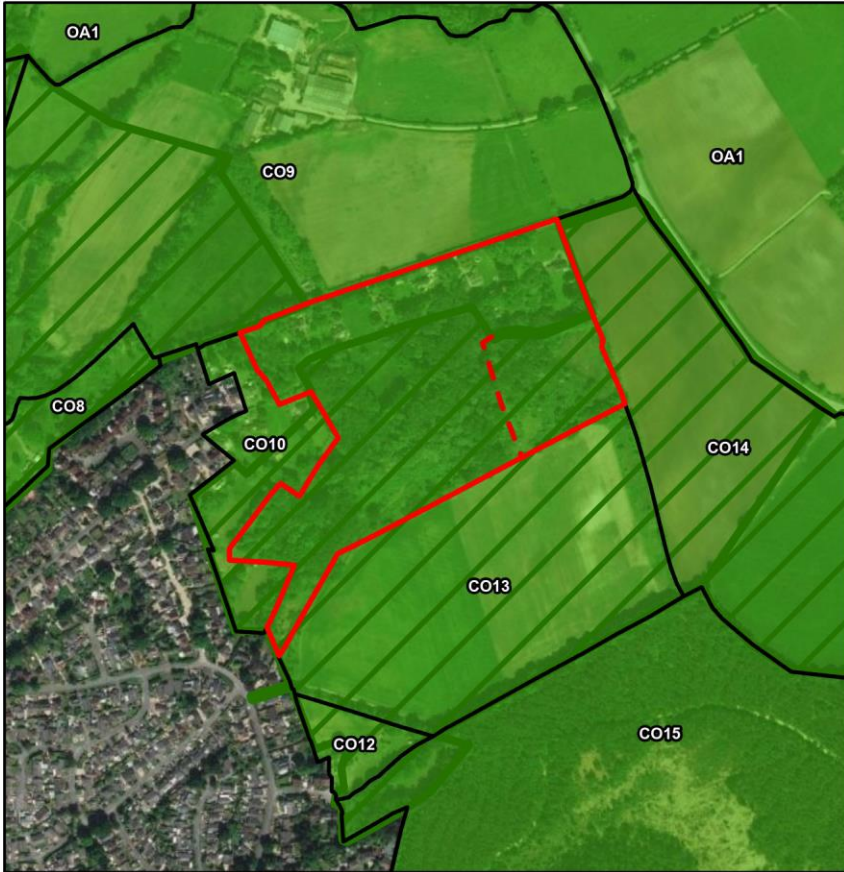
The adjoining land in the remainder of CO10 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

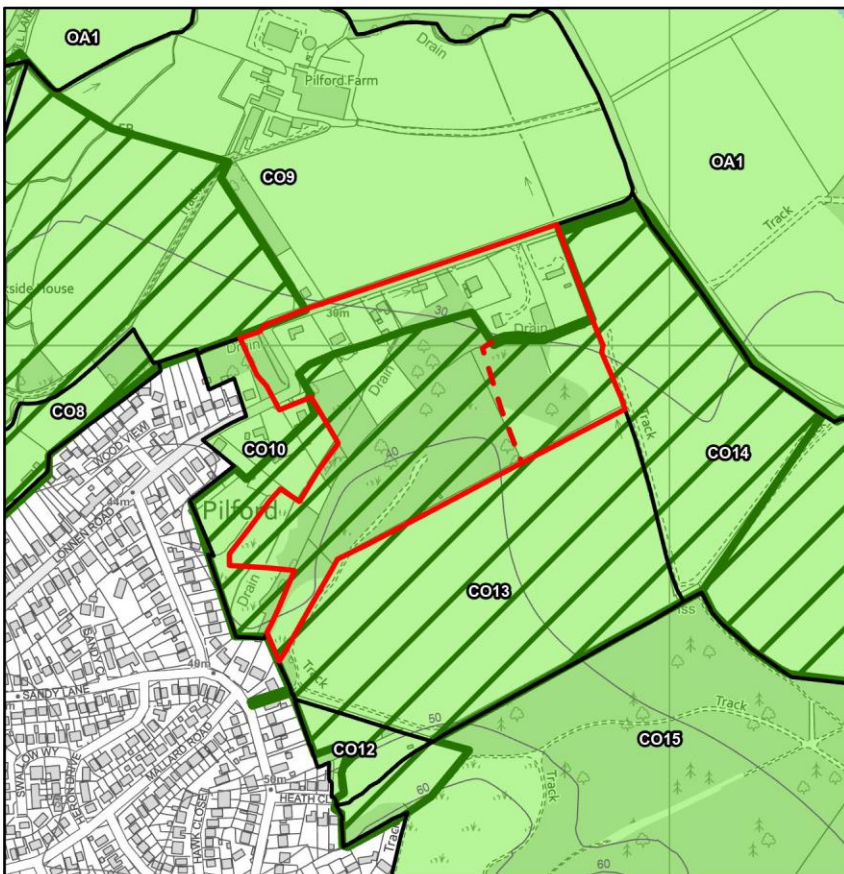
- Parcel CO10 makes a relatively strong contribution to preventing encroachment into the countryside. The additional impact on the adjacent Green Belt of the release of the southern part of the parcel would be negligible. Therefore the harm resulting from its release, as an expansion of Colehill, would be low-moderate.

Low-Moderate

Harm of release of land in CO11



- CO11
- Harm assessment subdivision
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Flood Zone 2
- Flood Zone 3



CO11

Parcel location and openness

Parcel size: 11.06ha

The parcel is located to the northeast 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 is open, comprising largely of woodland as well as several residential properties in the northern half. This scale of development is not sufficient to impact openness.

Distinction between parcel and inset area

The parcel has been breached by some residential development, but its wooded nature provides a moderate boundary from the urban area. The wooded land cover within the parcel is relatively prominent, providing some distinction from the urban area. 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.

CO11

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: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
The parcel is open countryside. 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.

CO11

Impact on contribution of adjacent Green Belt

- Release of central and western parts of CO11:

Rating: Minor

Leaving the eastern part of the parcel as Green Belt, to form a buffer to the open fields in CO14, would avoid urbanising visual impact on that area, and the woodland and sloping land within CO11 would still provide some separation between the inset area and CO14.

The adjoining land in within CO10, CO13 and the remainder of CO11 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of land within CO11 as an expansion of Colehill:

Rating: Minor-moderate

The woodland and sloping land within CO11 contributes to the separation between the urban edge and land within CO14 to the northeast. The release and development of the central and southern parts of CO11 would weaken this separation and would increase the urbanising visual impact on the land within CO14.

The adjoining land within CO10, CO13 and the remainder of CO11 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

- 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 Colehill would be Moderate-High.






Moderate-High

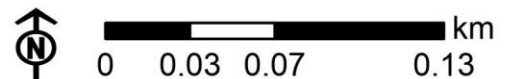
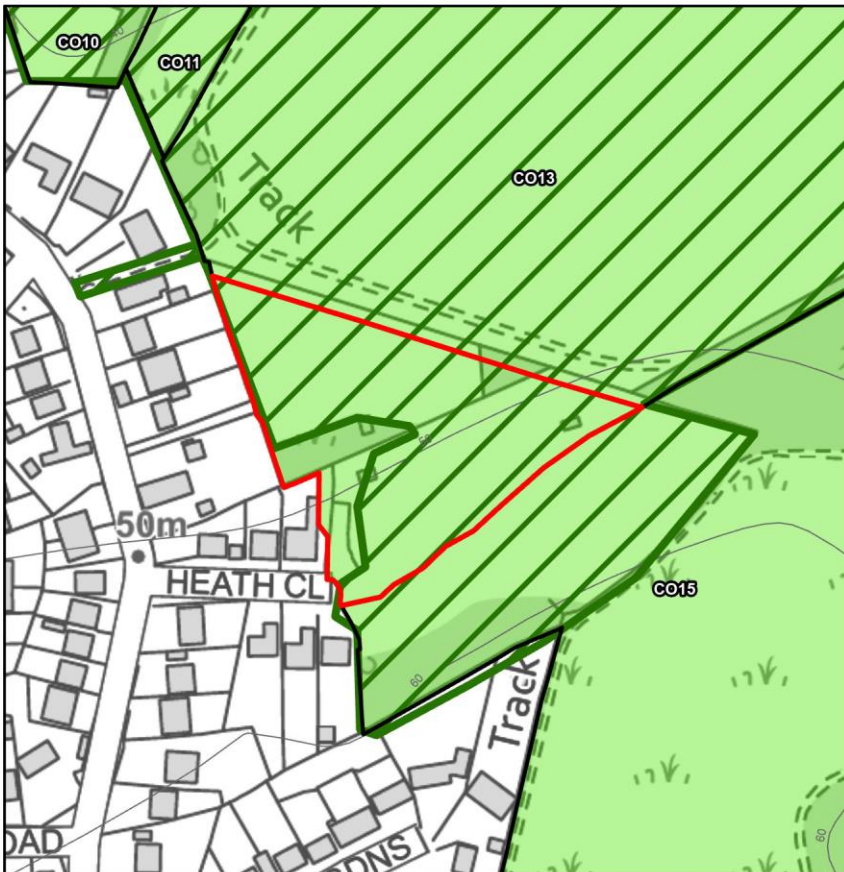
- Parcel CO11 makes a strong contribution to preventing encroachment into the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Colehill, would be high.

High

Harm of release of land in CO12



-  CO12
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



CO12

Parcel location and openness

Parcel size: 0.94ha

The parcel is located on the north 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.

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

Distinction between parcel and inset area

The parcel is in close proximity to the inset area and the garden hedgerow boundary to the west of the parcel is only a weak boundary feature, creating little separation from Colehill. However, the parcel is not contained by urban development and neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

CO12

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is open and 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
Land is open and lies in a moderate gap between Colehill and Ferndown to the east, but there are some significant separating features, including multiple field boundaries and the A31. 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.

CO12

Impact on contribution of adjacent Green Belt

- Release of land within CO12 as an expansion of Colehill:

Rating: Negligible

Due to the presence of the tree line bounding the north of CO12, its release would not impact the separation of land within CO13 from the urban edge. In addition, due to the presence of strong woodland cover within CO15, release of CO12 would not impact the contribution of this land.

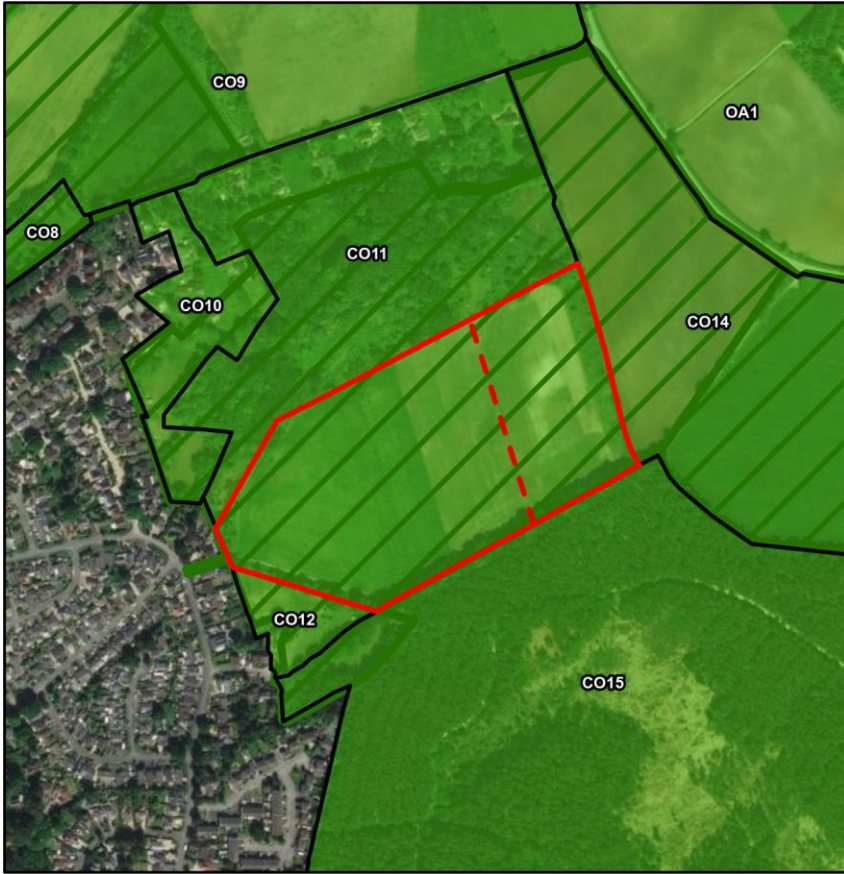
The adjoining land within CO12 adjacent to the inset edge that is not within the release scenario does not make a stronger contribution to any of the Green Belt purposes.

Overall harm of Green Belt release

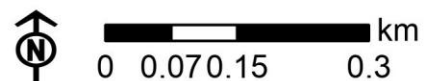
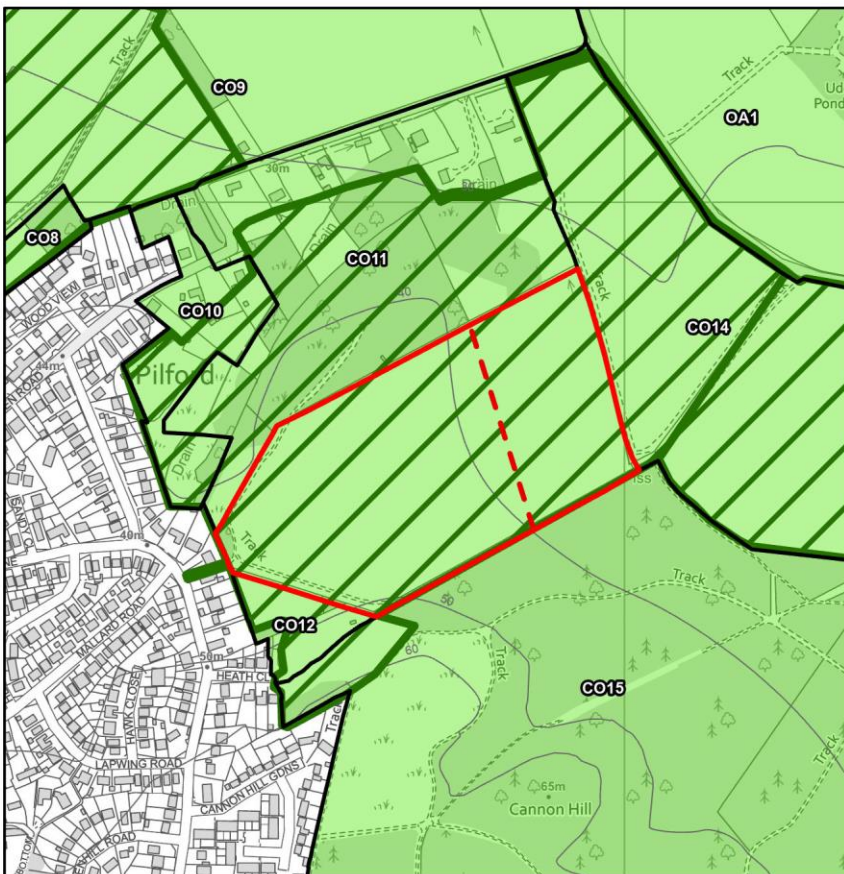
- Parcel CO12 makes a relatively strong contribution to preventing encroachment into the countryside and a moderate contribution to preventing towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Colehill, would be low-moderate.

Low-Moderate

Harm of release of land in CO13



-  CO13
-  Harm assessment subdivision
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



CO13

Parcel location and openness

Parcel size: 10.48ha

The parcel is located on the north 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 agricultural fields.

Distinction between parcel and inset area

Tree cover on the inset settlement edge and separating the parcel from the triangular area of land to the south west provides moderate separation from Colehill. 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.

CO13

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
The parcel is open countryside. 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.

CO13

Impact on contribution of adjacent Green Belt

- Release of western part of CO13 as an expansion of Colehill:

Rating: Minor

Limiting the release to the western part of CO13 would reduce the impact on Green Belt land to the east within CO14, in terms of landform separation from the urban edge and urbanising visual impact. The absence of any boundary feature within the field would however still constitute a weakening of the current separation of land to the east from the urban edge, and would still create some urbanising containment of land to the north in CO11.

The adjoining land within CO12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of CO13 as an expansion of Colehill:

Rating: Minor-moderate

The sloping land within CO13 and tree lines and field boundaries bounding it help create separation between the urban edge and land within CO14 to the east. Release of CO13 would weaken this separation. The release and development of CO13 would also create some urbanising containment of land to the north in CO11, and would diminish its role as a boundary between settlement and countryside.

Due to the presence of strong woodland cover within CO15, release of CO13 would not impact the contribution of this land.

The adjoining land within CO12 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

- The additional impact on the adjacent Green Belt of the release of just the western half of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Colehill would be moderate-high.

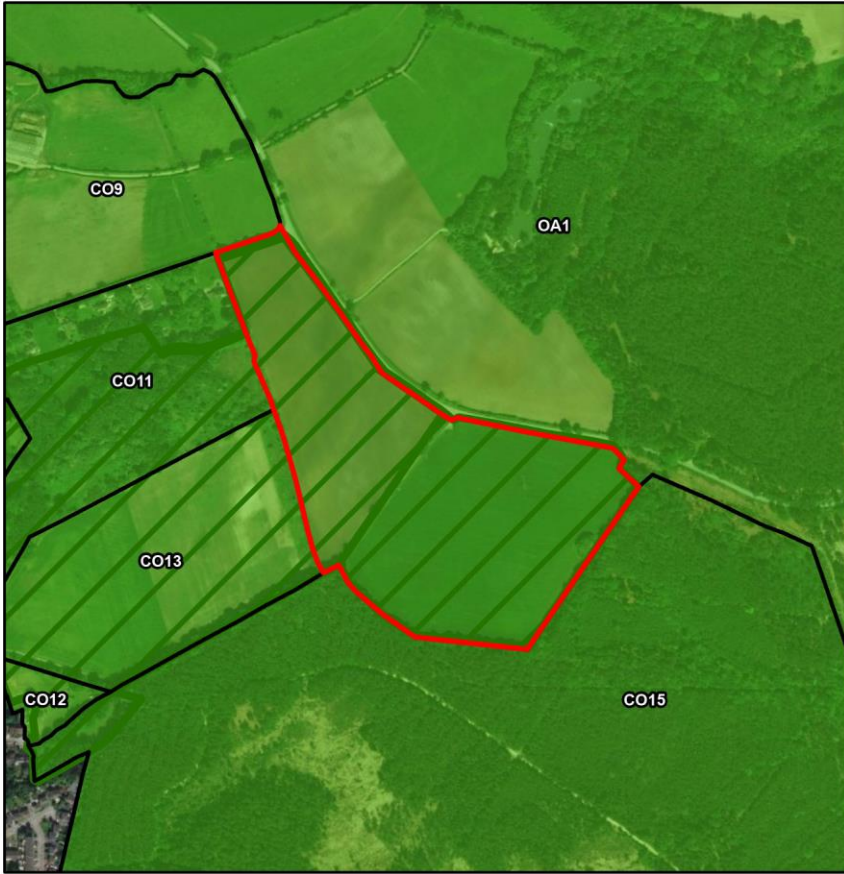
Moderate-High

CO13

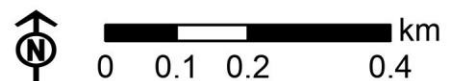
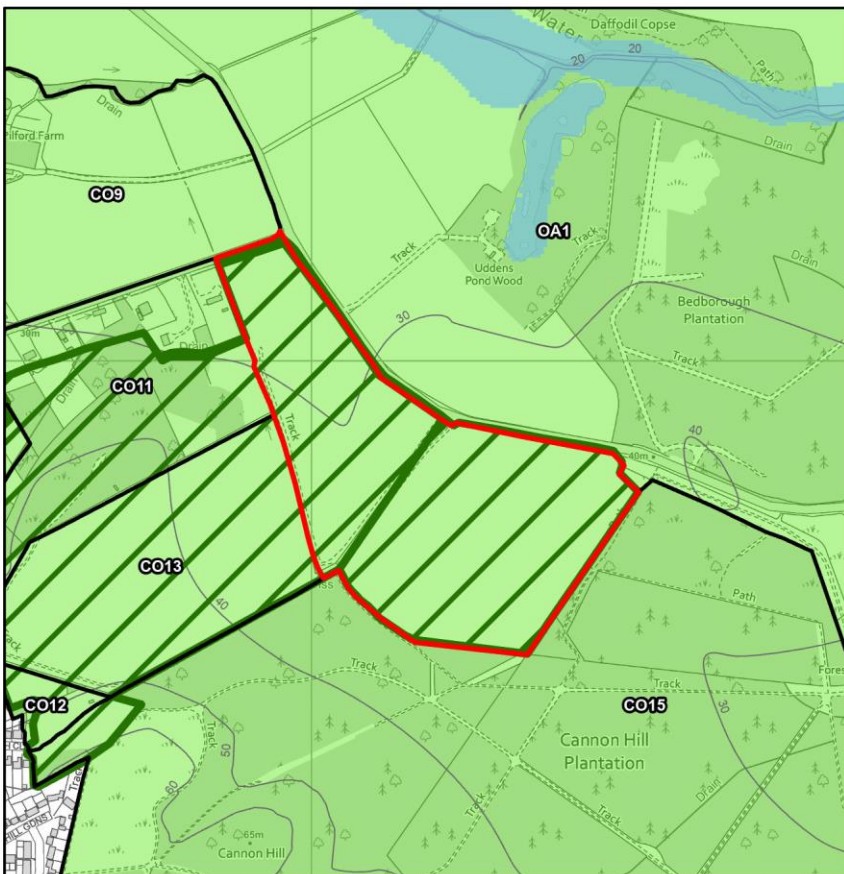
- Parcel CO13 makes a strong contribution to preventing encroachment into the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Colehill, would be high.

High

Harm of release of land in CO14



- CO14
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Flood Zone 2
- Flood Zone 3



CO14

Parcel location and openness

Parcel size: 15.44ha

The parcel is located to the northeast 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 two agricultural fields.

Distinction between parcel and inset area

The sloping landform to the west, and tree cover, create some distinction from Colehill, and there are enough field boundaries between the parcel and Colehill to provide moderate separation. The parcel is located a significant distance from the inset settlement and therefore views are dominated by open countryside. The parcel is not contained by urban development. Overall there is very strong distinction between the parcel and the urban area.

CO14

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
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.

CO14

Impact on contribution of adjacent Green Belt

- Release of CO14 as an expansion of Colehill:

Rating: Minor-moderate

The release and development of CO14 would increase urbanising containment of land within CO15 to the south and would increase urbanising visual impact on land within CO9 to the north west. The release and development of CO14 would also increase urbanising visual impact on land within OA1 to the east, and weaken strong current separation from the urban edge provided by hedgerows, woodland, landform and Pilford Lane.

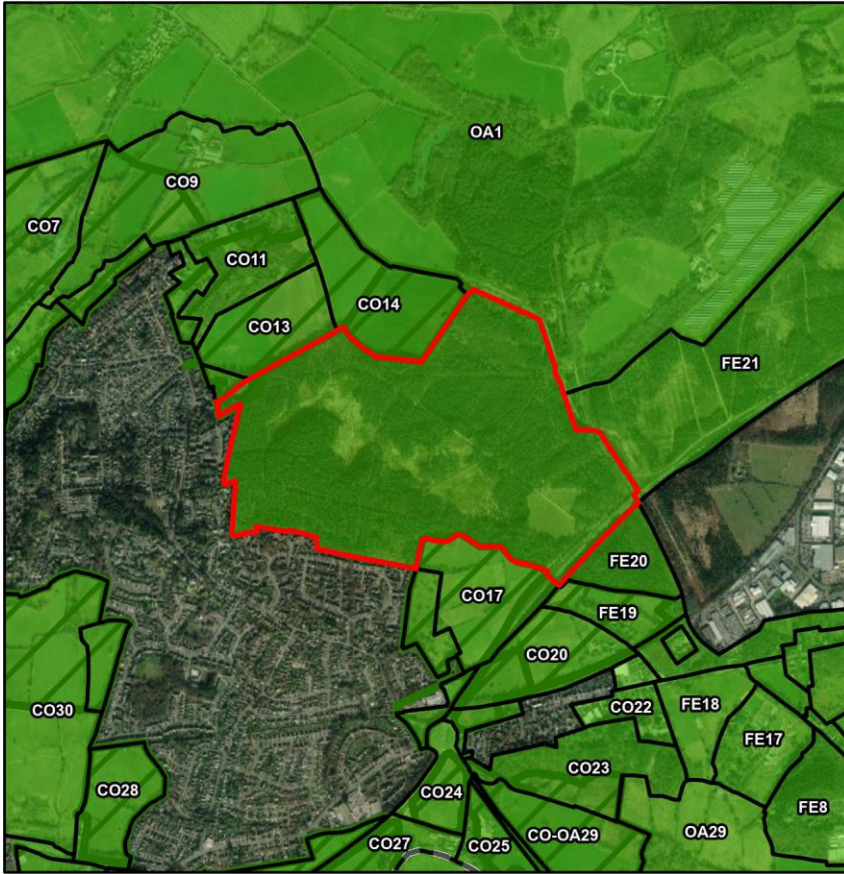
The adjoining land within parcels CO11 and CO13 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

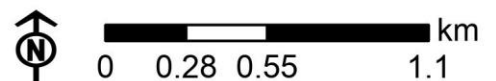
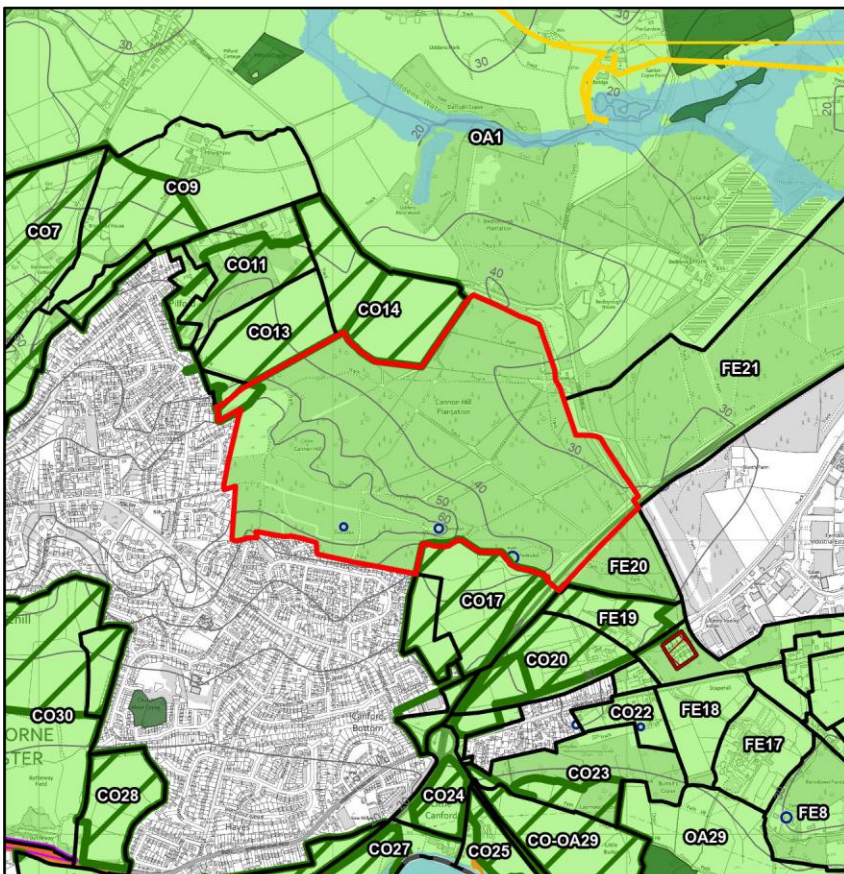
- Parcel CO14 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Colehill, would be high.

High

Harm of release of land in CO15



- CO15
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



CO15

Parcel location and openness

Parcel size: 88.52ha

The parcel is located on the 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 Cannon Hill Plantation, a large forested area.

Distinction between parcel and inset area

The forested land cover (Cannon Hill Plantation) is very prominent, making it significantly different from the inset area and also acting as a strong boundary from the urban area. The size of the parcel means that the parcel is not subject to urban containment from the west and also means that views are dominated by open countryside. Furthermore, the parcel extends a significant distance from the urban area. Overall there is very strong distinction between the parcel and the urban area.

CO15

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 and peripheral to a narrow gap between Colehill and Ferndown to the east. 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 relatively 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.

CO15

Impact on contribution of adjacent Green Belt

- Release of small area in north west of CO15 as an expansion of Colehill:

Rating: Negligible

Due to the presence of surrounding strong woodland, release of the northwest of CO15 would not impact the contribution of the remainder of CO15.

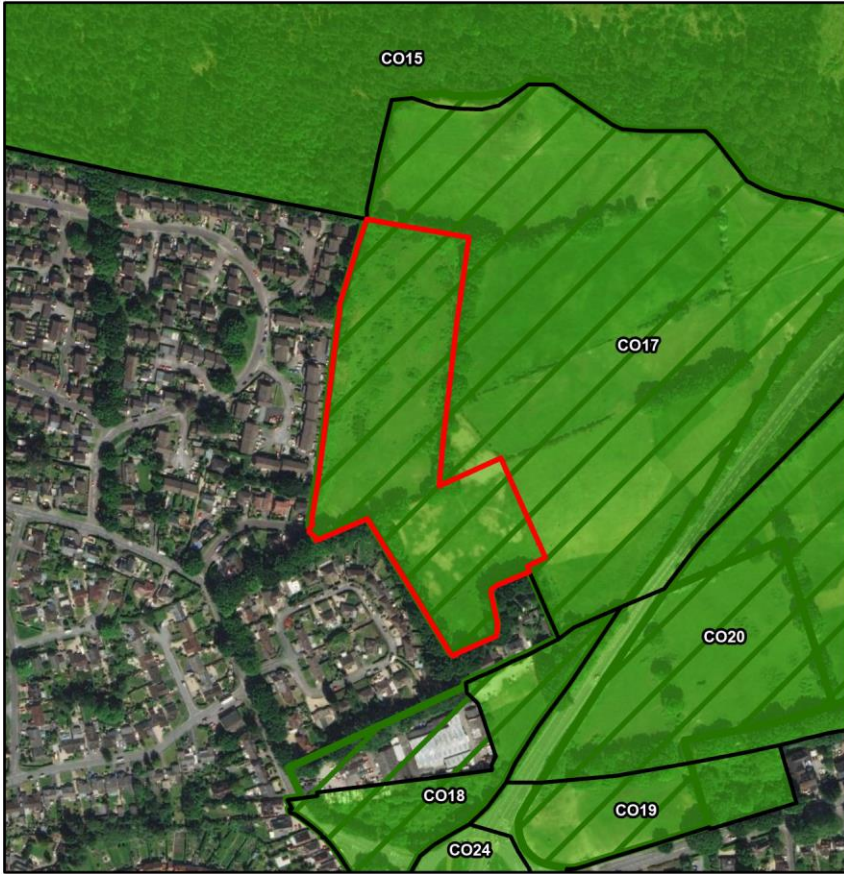
The adjoining land within CO12 and CO13 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.


Overall harm of Green Belt release

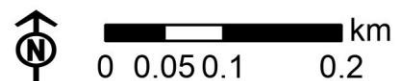
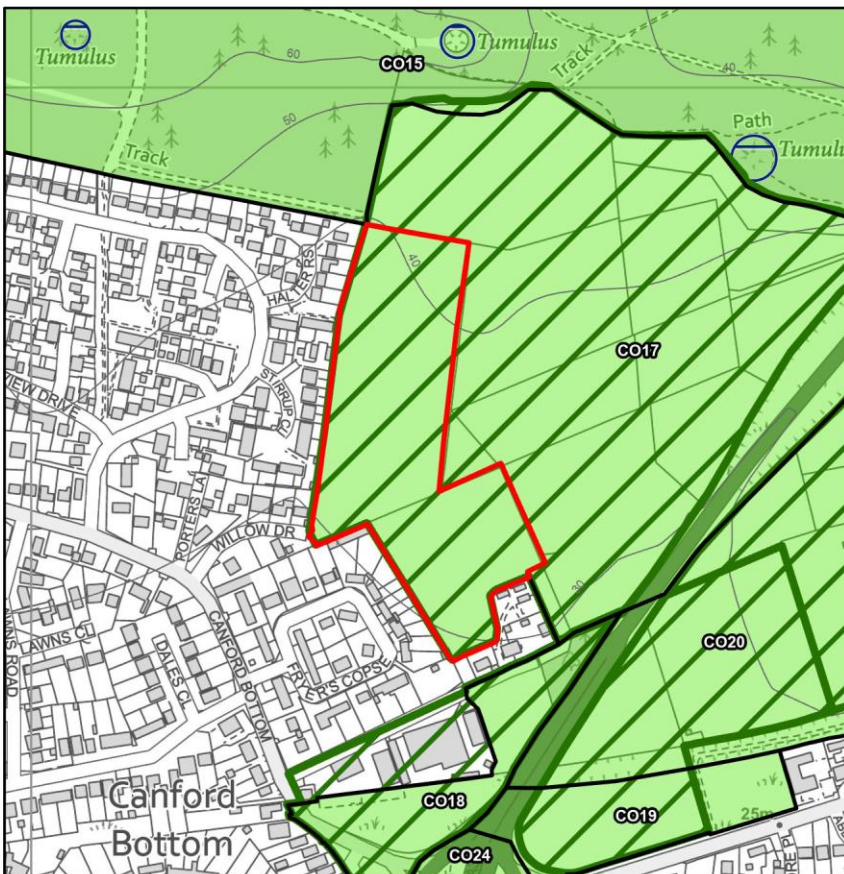
- Parcel CO15 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact on adjacent Green Belt of the release of the small part of the parcel within the area of search would be negligible. Therefore the harm resulting from its release, as an expansion of Colehill, would be moderate-high.

Moderate-High

Harm of release of land in CO16



-  CO16
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Scheduled monument



CO16

Parcel location and openness

Parcel size: 3.76ha

The parcel is located on the 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 shrubland.

Distinction between parcel and inset area

The parcel is in close proximity to Colehill. Garden boundaries provide weak separation from the urban area at the northern end of the parcel, where the urban area also dominates views, but the land is not contained by urban development. Mature trees create moderate boundary separation at the southern end (adjacent to Fryer's Copse), and neither the countryside nor the urban area dominates views, but this is offset by a degree of containment from an outlying arm of the inset settlement to the south. Landform provides some distinction from the urban area due to an uphill slope within the parcel. Overall there is moderate distinction between the parcel and the urban area.

CO16

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 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 multiple field boundaries and the A31. 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.

CO16

Impact on contribution of adjacent Green Belt

- Release of CO16 as an expansion of Colehill:

Rating: Minor

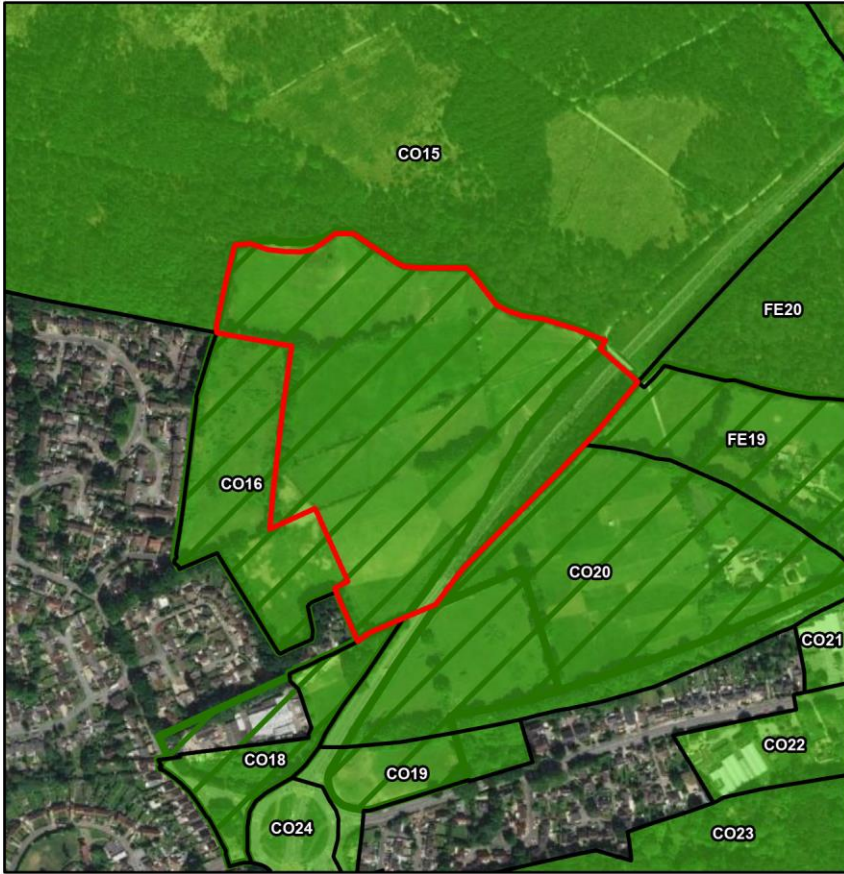
The treelines bounding the edges of CO16 create separation between the urban edge and land within CO17 to the north and east. The release and development of CO16 would weaken this boundary separation.

Overall harm of Green Belt release

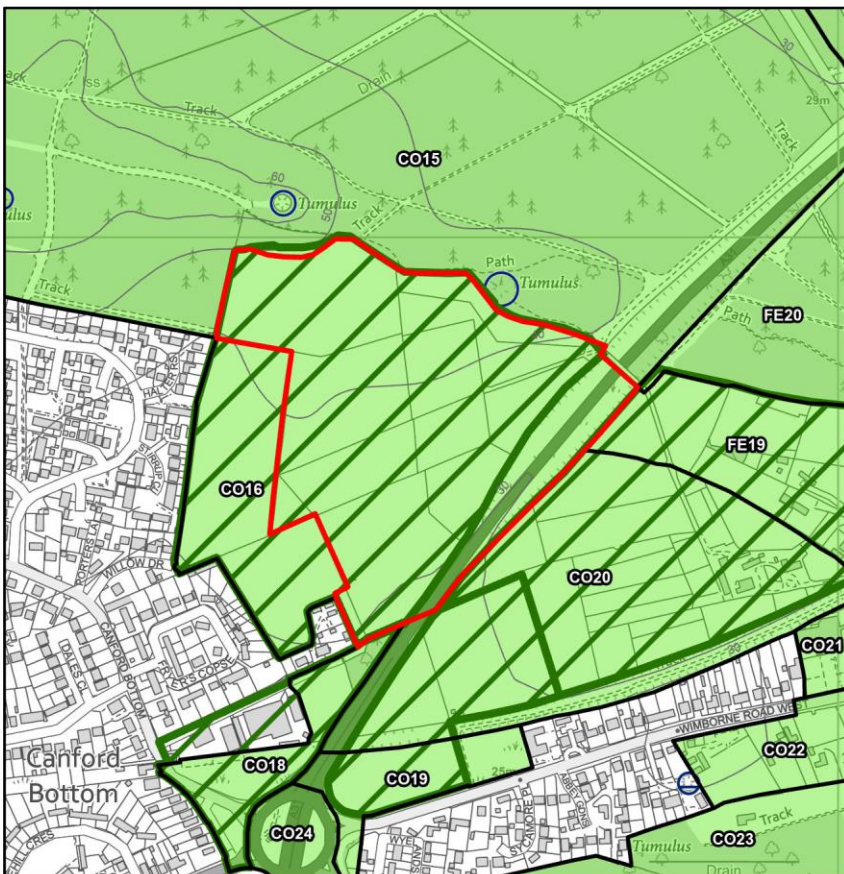
- Parcel CO16 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Colehill, would be moderate-high.

Moderate-High

Harm of release of land in CO17



-  CO17
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Scheduled monument



CO17

Parcel location and openness

Parcel size: 12.29ha

The parcel is located to the east 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 agricultural fields.

Distinction between parcel and inset area

The inset edge vegetation and hedgerow along most of the western edge of the parcel combined to create moderate boundary distinction from the inset settlement of Colehill. A ridge along this western edge adds some landform distinction and means that views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

CO17

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 narrow gap between Colehill and Ferndown to the east. Urbanising development reduces gaps but there are some significant separating features, including multiple field boundaries and the A31. 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 strong 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 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.

CO17

Impact on contribution of adjacent Green Belt

- Release of land within CO17 as an expansion of Colehill (Canford Bottom):

Rating: Negligible

Due to the presence of strong woodland cover within CO15, as well as its separation from the urban edge at Ferndown Industrial Estate by the A31, release of land within CO17 would not impact the contribution of this land. Due to the presence of the tree lined A31 bounding the east of the parcel, release of land within CO31 would also have no impact on the contribution of land to the east within CO20 or FE19.

The adjoining land within CO16 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 CO17 makes a strong contribution to preventing encroachment on the countryside and it makes a strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release of the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Colehill, would be moderate-high.

Moderate-High