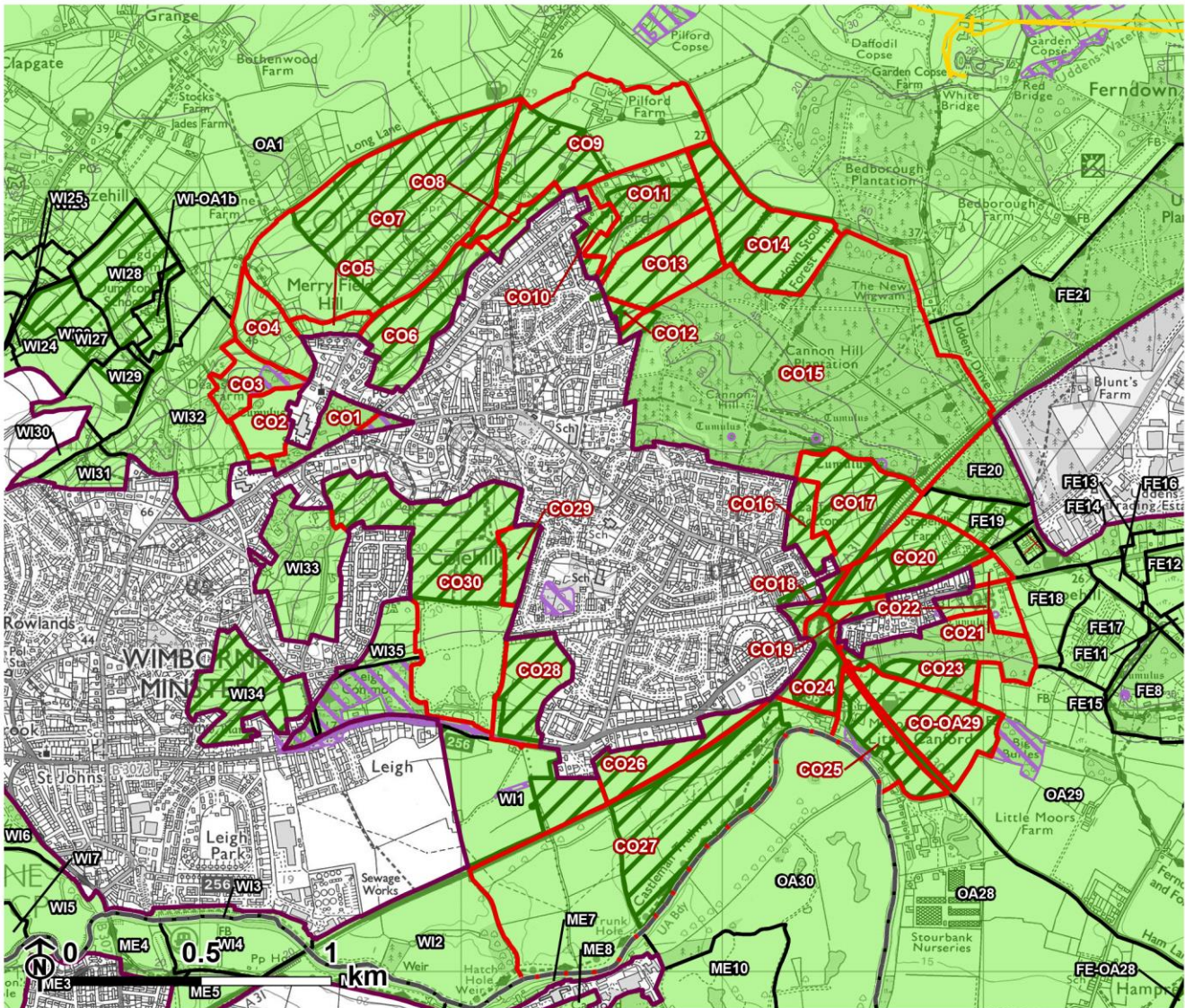
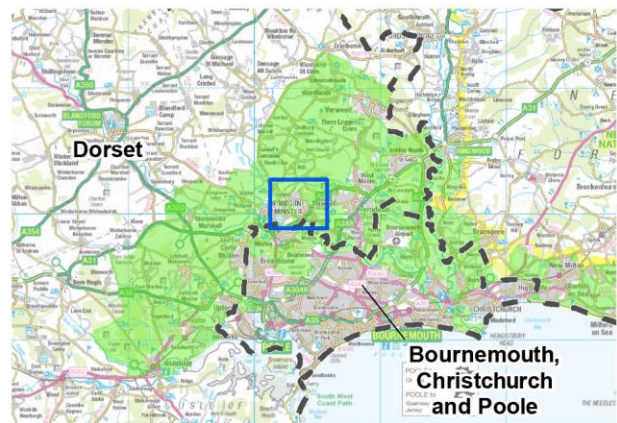


Appendix B
Detailed Stage 2
Harm Assessments:
Colehill - Part 2

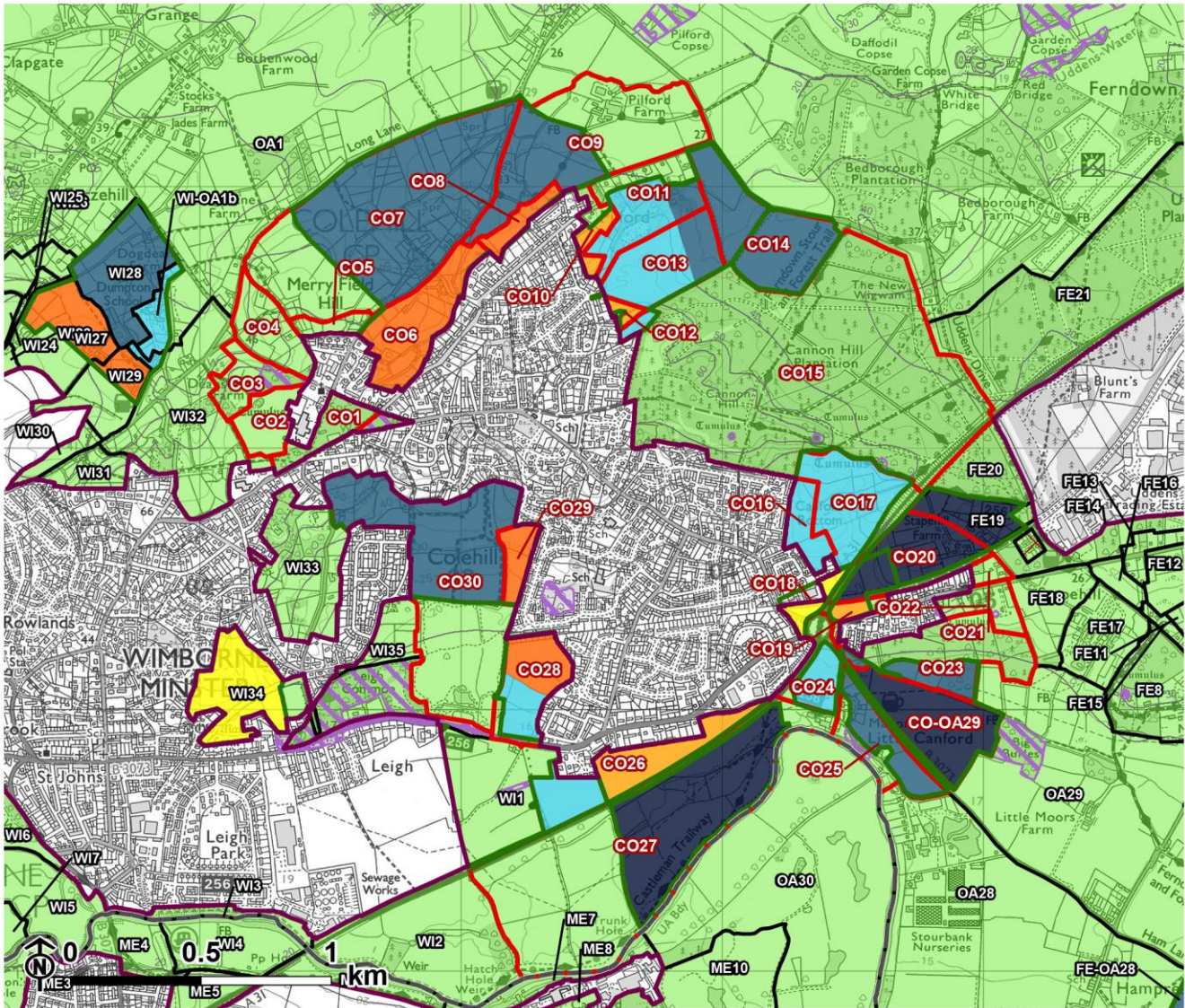
Colehill



- - - 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

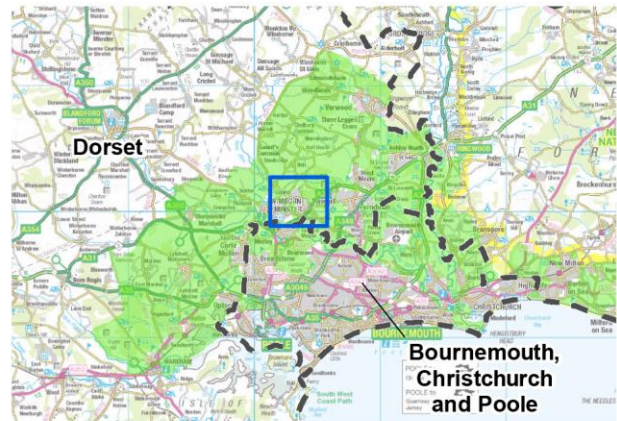
Moderate high

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.

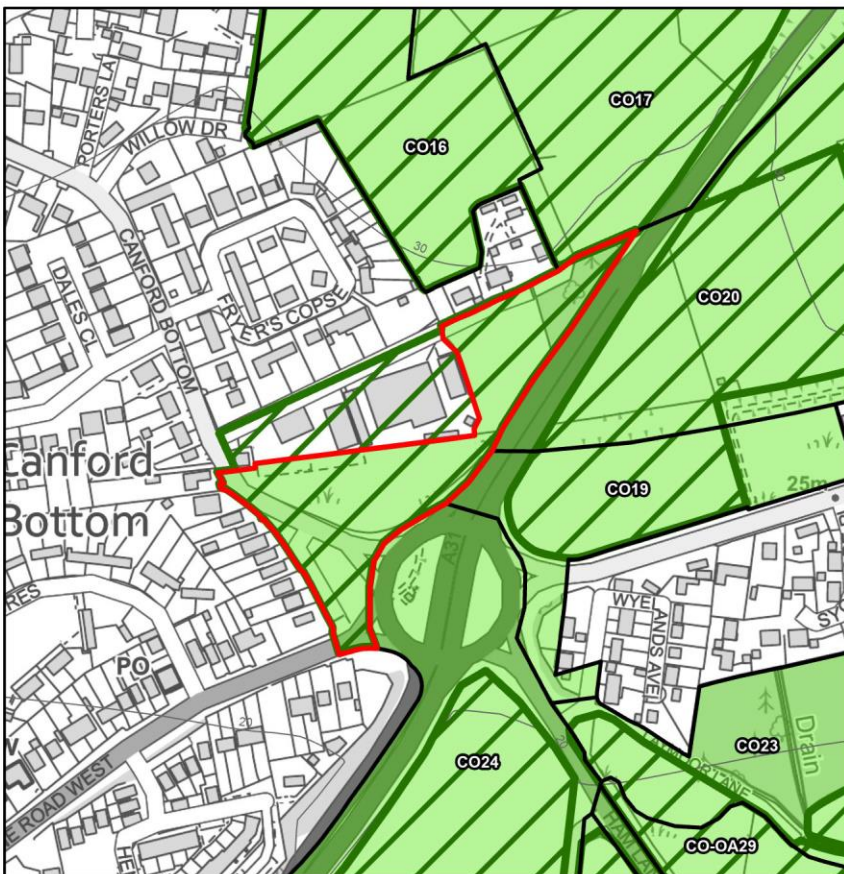
Notes on harm ratings

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 CO18



CO18

Parcel location and openness

Parcel size: 1.77ha

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 grassland and shrubland adjacent to commercial use buildings to the west and Canford Bottom Roundabout to the south. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The whole of the parcel is in close proximity to Colehill and there is no boundary between the parcel and the commercial use buildings to the west. Land is largely contained by urban development due to Canford Bottom Roundabout lying to the south and residential development in Stapehill to the southeast. This means that views are also dominated by the urban area. Overall there is weak distinction between the parcel and the urban area.

CO18

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
The parcel 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: Relatively weak
The parcel is open and characterised by commercial use buildings to the west, which are associated with the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CO18

Impact on contribution of adjacent Green Belt

- Release of CO18 as an expansion of Colehill (Canford Bottom):

Rating: Negligible

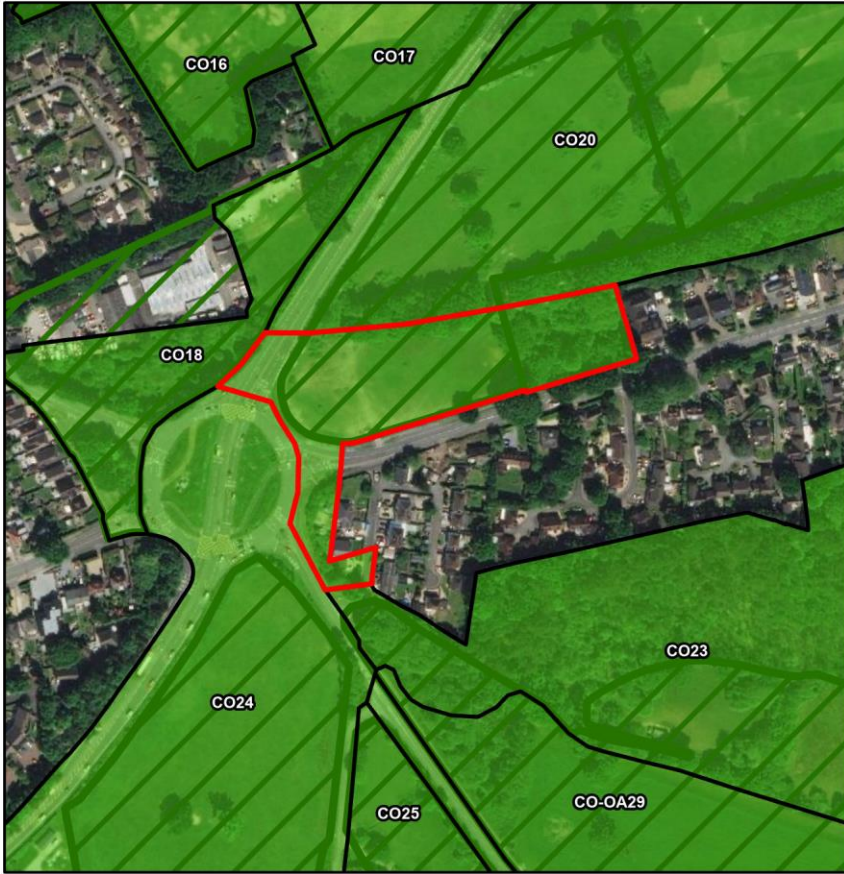
Due to the presence of the tree lined A31 and Canford Bottom Roundabout bounding the southeast of the parcel, release of CO17 would not impact the contribution of adjacent land within CO17, CO19, CO20 or CO24.






Overall harm of Green Belt release

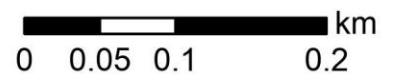
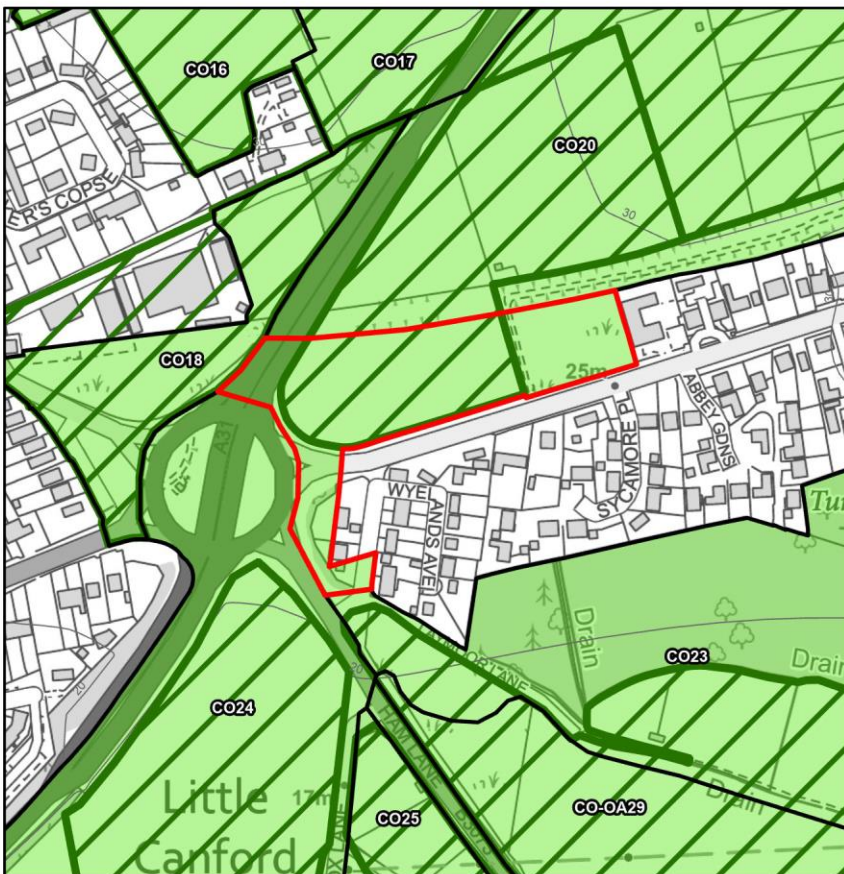
- Parcel CO18 makes a relatively weak contribution to preventing encroachment on the countryside and it makes a relatively weak contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Colehill, would be low.

Low

Harm of release of land in CO19



-  CO19
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



CO19

Parcel location and openness

Parcel size: 1.86ha

The parcel is located on the north-western edge of Stapehill, with Colehill lying to the west on the other side of the A31. 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 in the west and a small wooded area in the east.

Distinction between parcel and inset area

The parcel lies in close proximity to Stapehill to the south. Land is largely contained by urban development due to Canford Bottom Roundabout and Colehill to the west, which also results in views from the parcel being dominated by urban development. The road at the inset edge is a moderate boundary feature providing some separation from Stapehill. Overall there is weak distinction between the parcel and the urban area.

CO19

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
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 multiple field boundaries. 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.

CO19

Impact on contribution of adjacent Green Belt

- Release of the east of CO19 as an expansion of Colehill or Stapehill:

Rating: Negligible

Due to the presence of tree cover bounding the northern edge of CO19, release of the western part of this parcel would not impact the contribution of land within CO20 to the north.

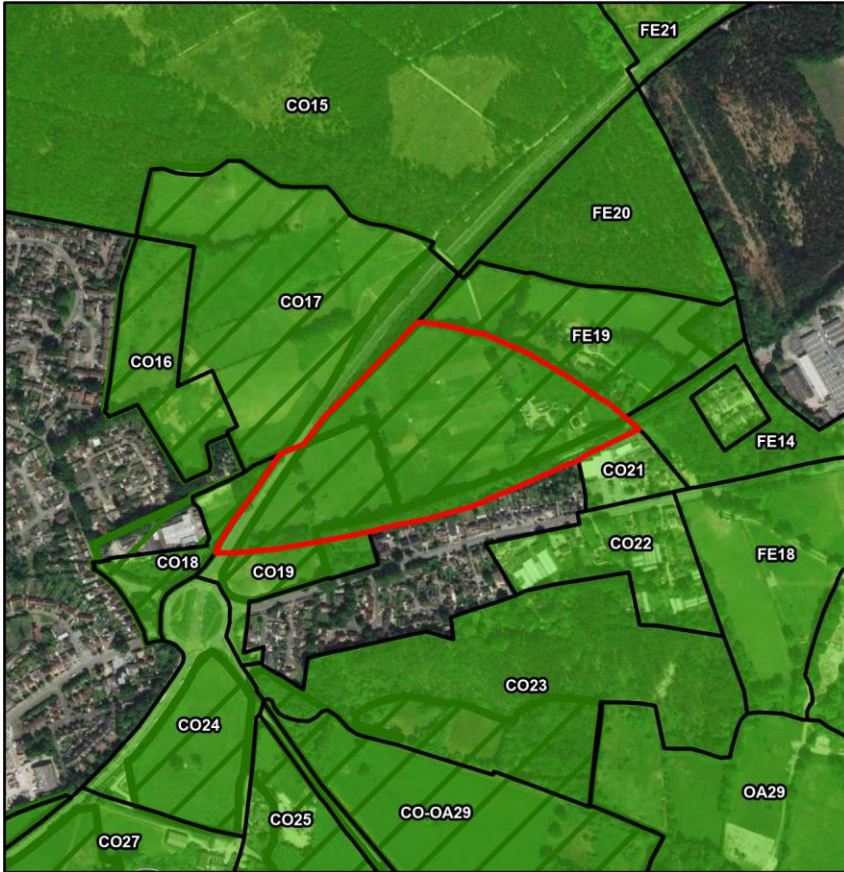
The adjoining land within CO18 and the remainder of land within CO19 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would therefore not increase overall harm.

Overall harm of Green Belt release

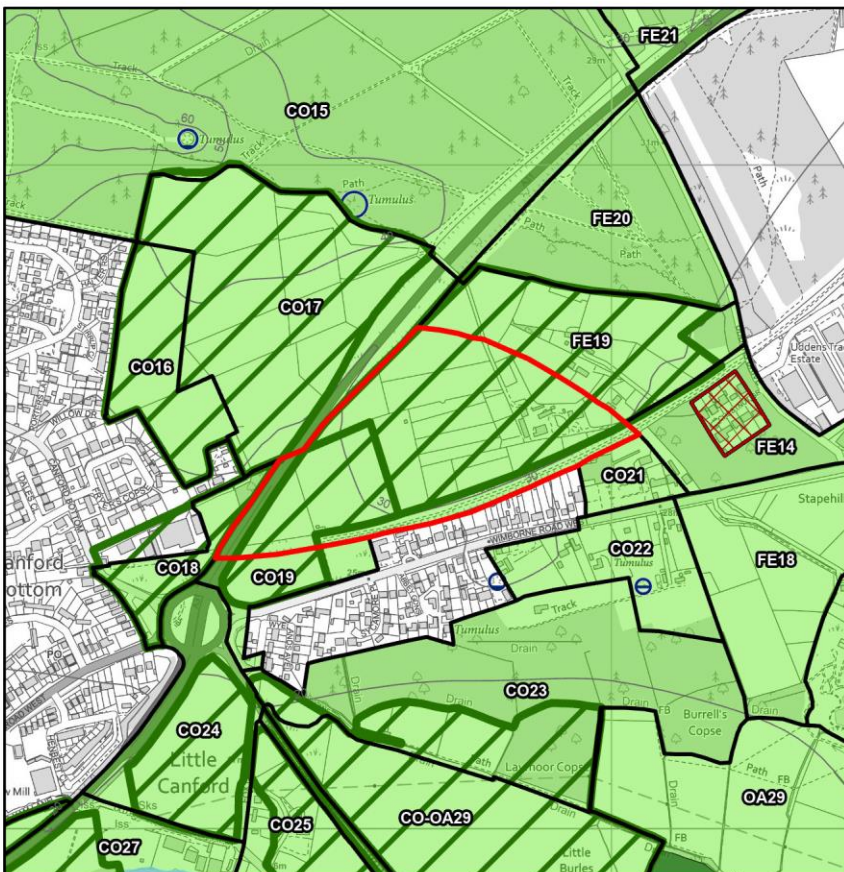
- Parcel CO19 makes a moderate contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Colehill or Stapehill, would be low-moderate.

Low-Moderate

Harm of release of land in CO20



- CO20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



CO20

Parcel location and openness

Parcel size: 11.18ha

The parcel is located on the northern 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 parcel is open comprising of agricultural fields and a farmstead in the east of the parcel. However, this is 'appropriate development' in the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

The treeline to the south is a strong boundary feature, providing separation 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.

CO20

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
Land is open. There is a narrow gap between Colehill and Ferndown to the east. Urbanising development reduces gaps but there are some significant separating features, including woodland and field boundaries. 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.

CO20

Impact on contribution of adjacent Green Belt

- Release of land within CO20 as an expansion of Colehill:

Rating: Moderate

The release and development of CO20 would result in a significant increase in development in the fragile settlement gap between Colehill and Ferndown. It would also increase urbanising containment of FE19, further weakening the gap.

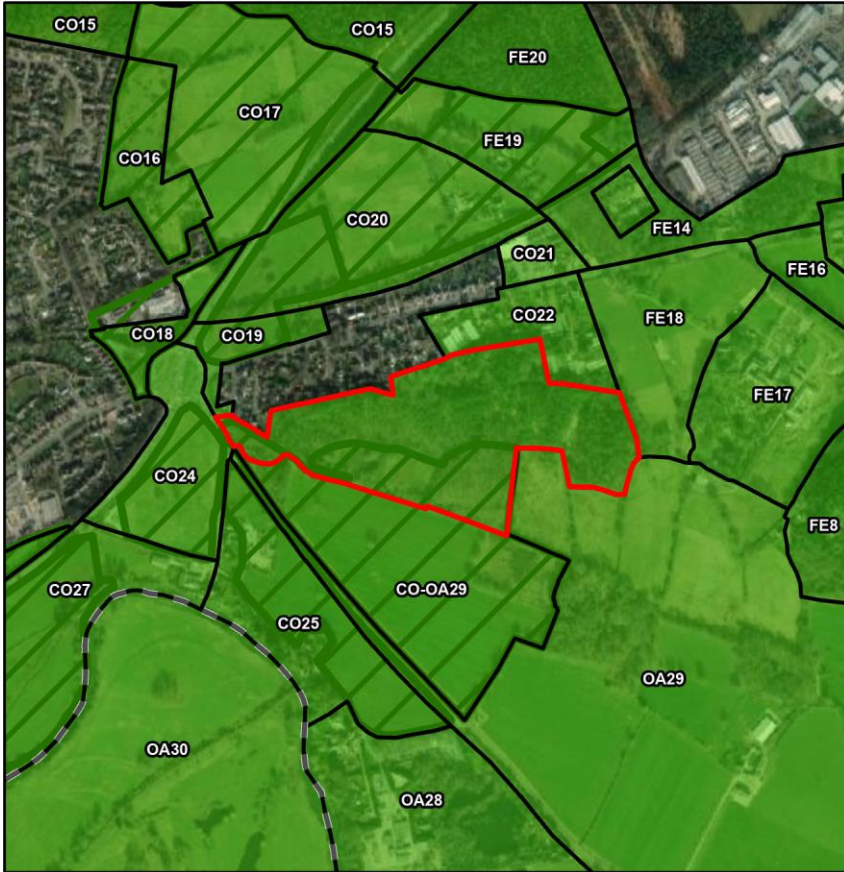
The adjoining land within CO17, CO18, CO19 and CO21 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

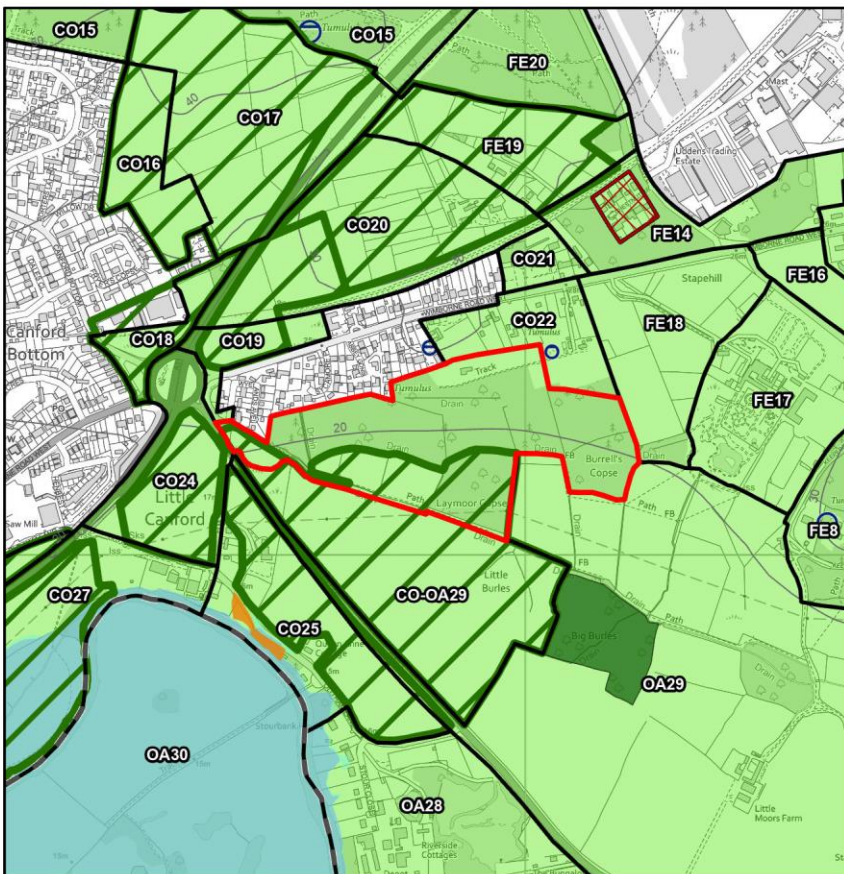
- Parcel CO20 makes a strong contribution to preventing encroachment on the countryside and it makes a strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of Colehill, would be very high.

Very High

Harm of release of land in CO23



- CO23
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

CO23

Impact on contribution of adjacent Green Belt

- Release of south of CO23 as an expansion of Colehill:

Rating: Minor

The release and development of land in the southern part of CO23 would create urbanising containment around the woodland in the northern part of CO23, diminishing its role as a Green Belt boundary feature.

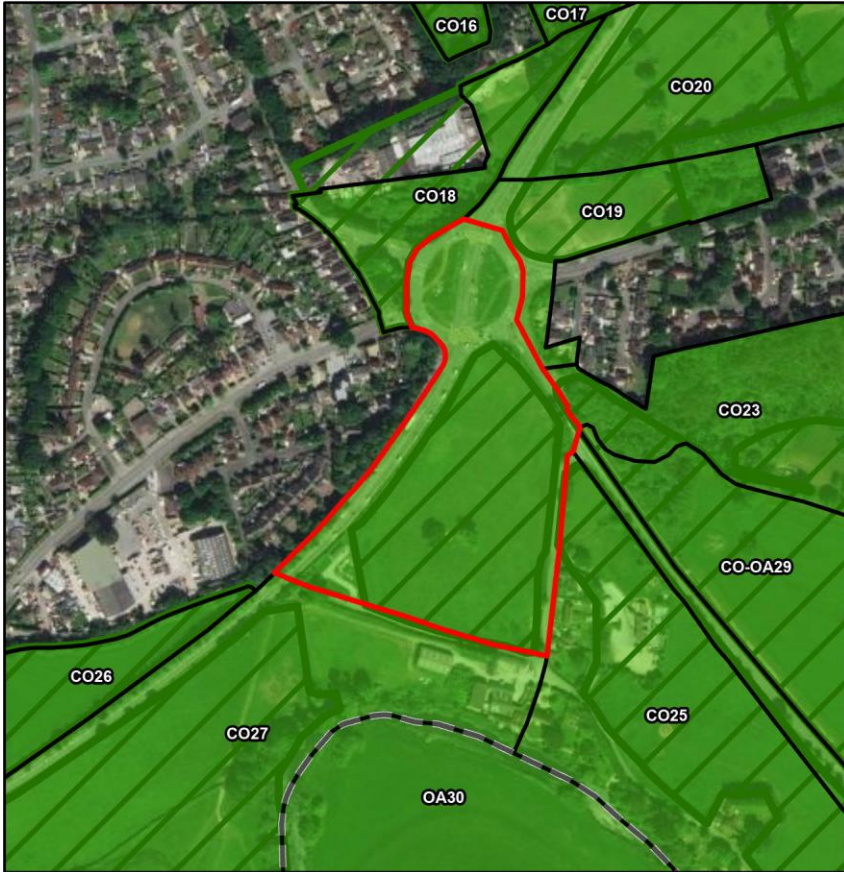
The adjoining land within CO-OA29 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

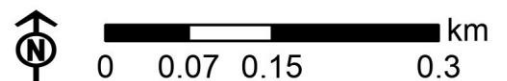
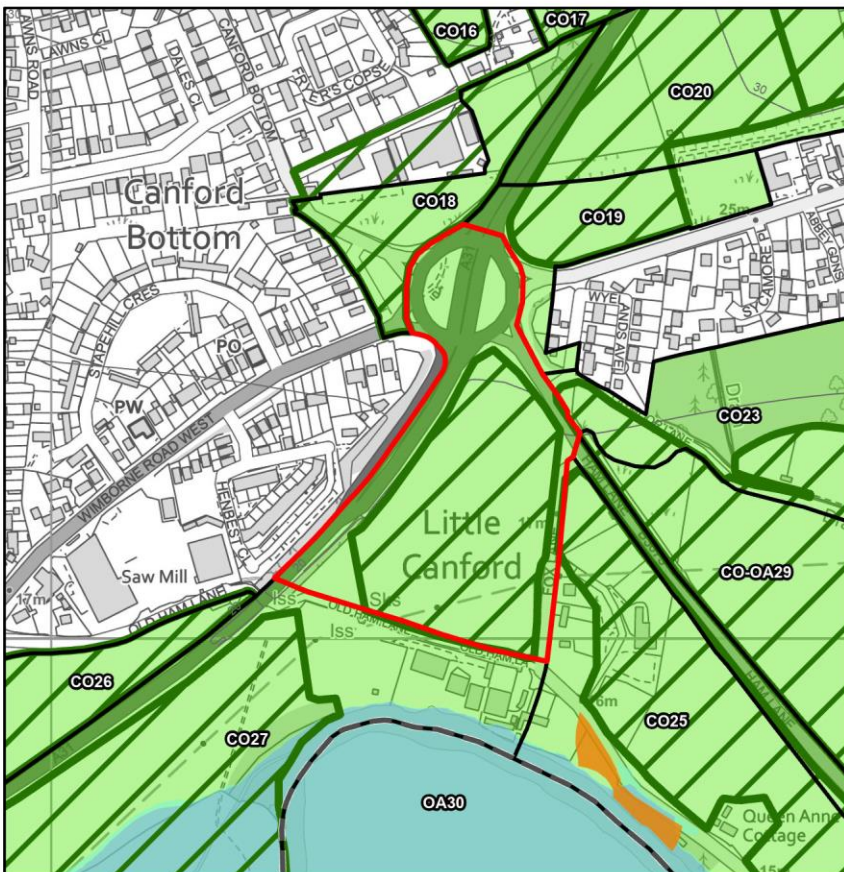
- Parcel CO23 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a particularly strong contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent 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 Colehill, would be high.

High

Harm of release of land in CO24



- CO24
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

CO24

Impact on contribution of adjacent Green Belt

- Release of land within CO24 (south of Canford Bottom roundabout) as an expansion of Colehill:

Rating: Minor-moderate

The A31, Ham Lane and Canford Bottom Roundabout create separation between the urban edge to the north and west, and the land within CO25 and CO27 to the south of CO24. The release and development of land in CO24 to the south of the roundabout would weaken this strong boundary separation.

Due to the presence of Ham Lane and tree cover beyond this within CO23, release of land within CO24 would not impact the contribution of land within CO23.

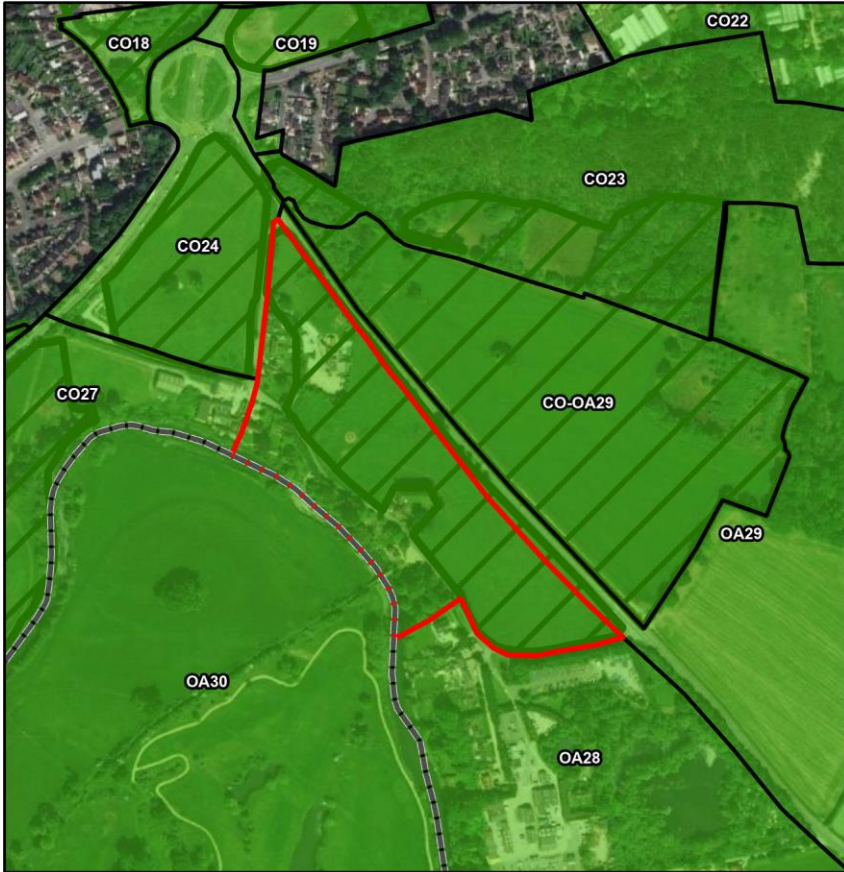
The adjoining land within the remainder of CO24 (Canford Bottom roundabout and the A31) and the does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

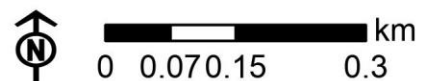
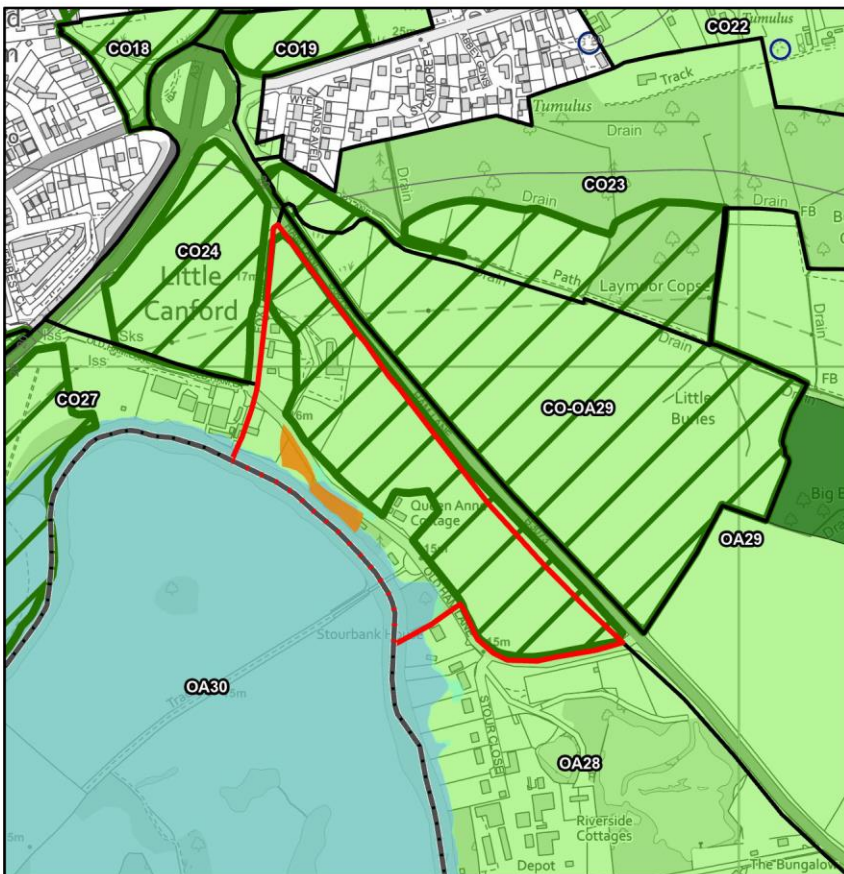
- Parcel CO24 makes relatively strong contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of the release of land to the south of Canford Bottom roundabout would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Colehill would be moderate-high.

Moderate-High

Harm of release of land in CO25



- CO25
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

CO25

Impact on contribution of adjacent Green Belt

- Release of the eastern part of CO25 as an expansion of Colehill:

Rating: Minor

The A31, Ham Lane, Canford Bottom Roundabout and woodland to the north of CO25 create separation between the urban edge and land within CO27 to the west, within OA28 to the south and within CO-OA29 to the north. The release and development of the eastern part of CO25 would weaken this strong boundary separation and would also increase the urbanising visual impact on land within CO-OA29 to the north.

Due to the presence of the strong boundary of the River Stour to the southwest of the parcel, release of the eastern part of CO25 would not impact the contribution of land within OA30.

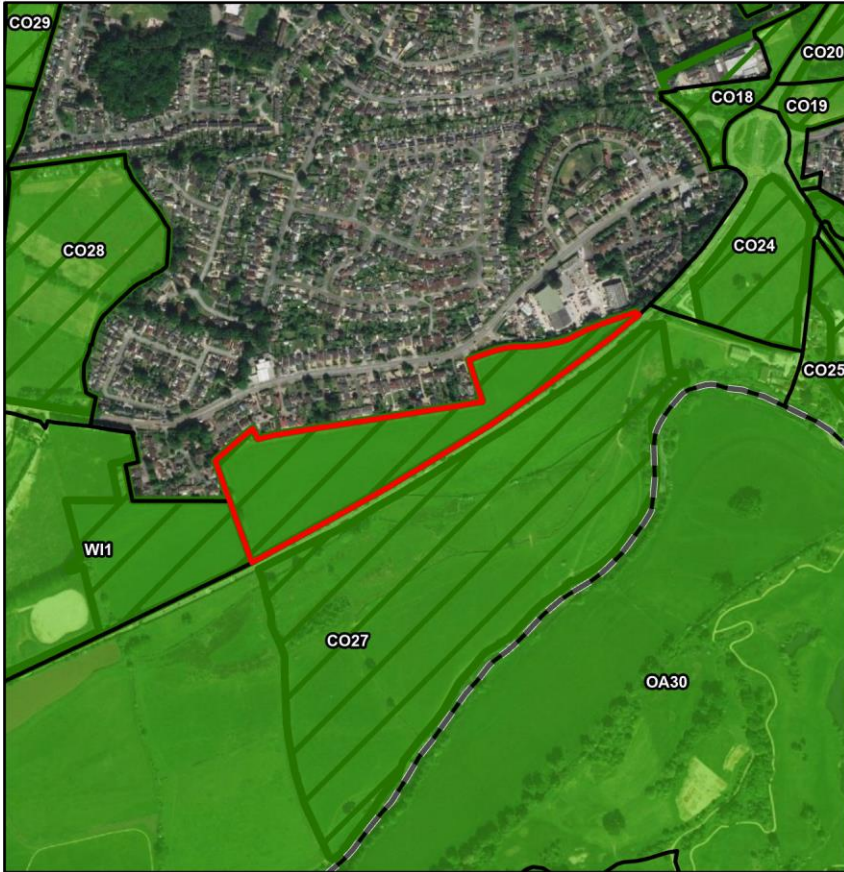
The adjoining land within CO24 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

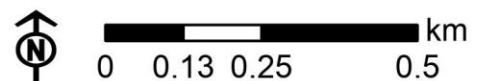
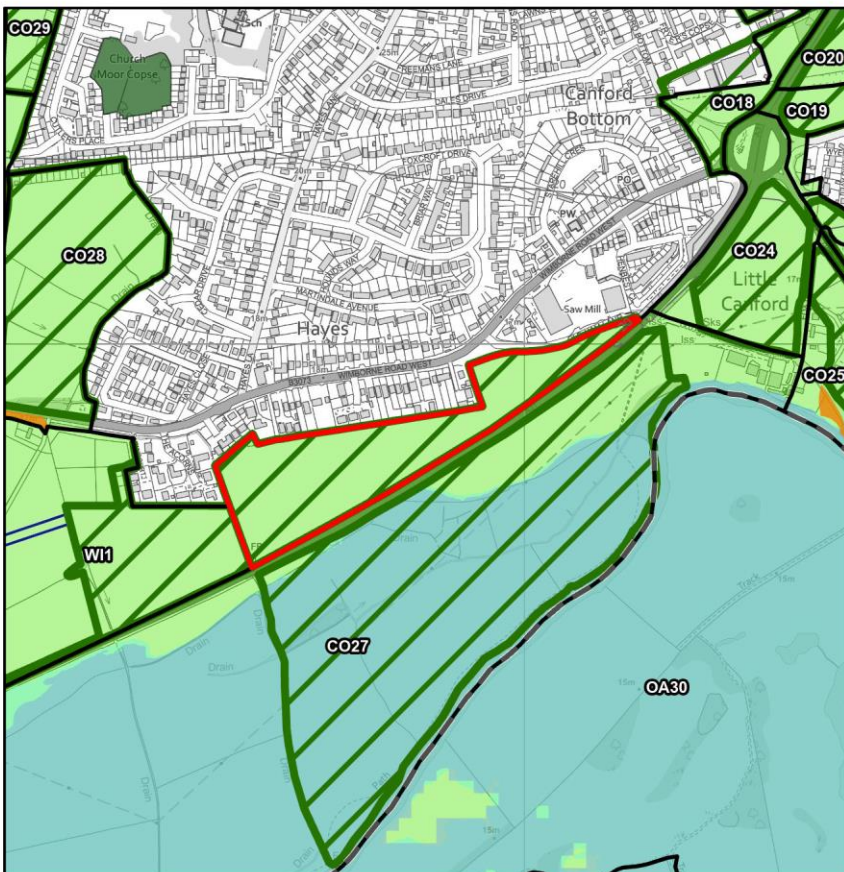
- Parcel CO25 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green 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 Colehill, would be high.

High

Harm of release of land in CO26



- CO26
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

CO26

Impact on contribution of adjacent Green Belt

- Release of CO26 as an expansion of Colehill:

Rating: Minor

The release and development of CO26 would increase urbanising containment on land within W11 to the west.

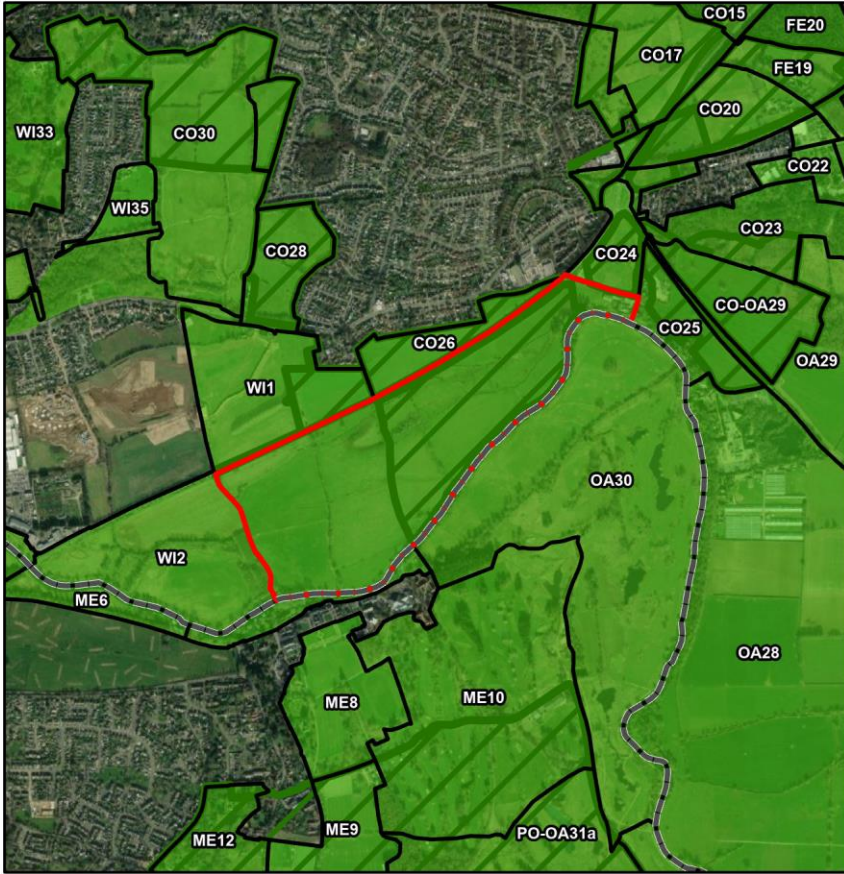
Due to the presence of the A31 bounding the south of CO26, the release and development of CO26 would not impact the contribution of land to the south within CO27.

Overall harm of Green Belt release

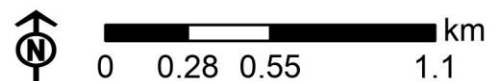
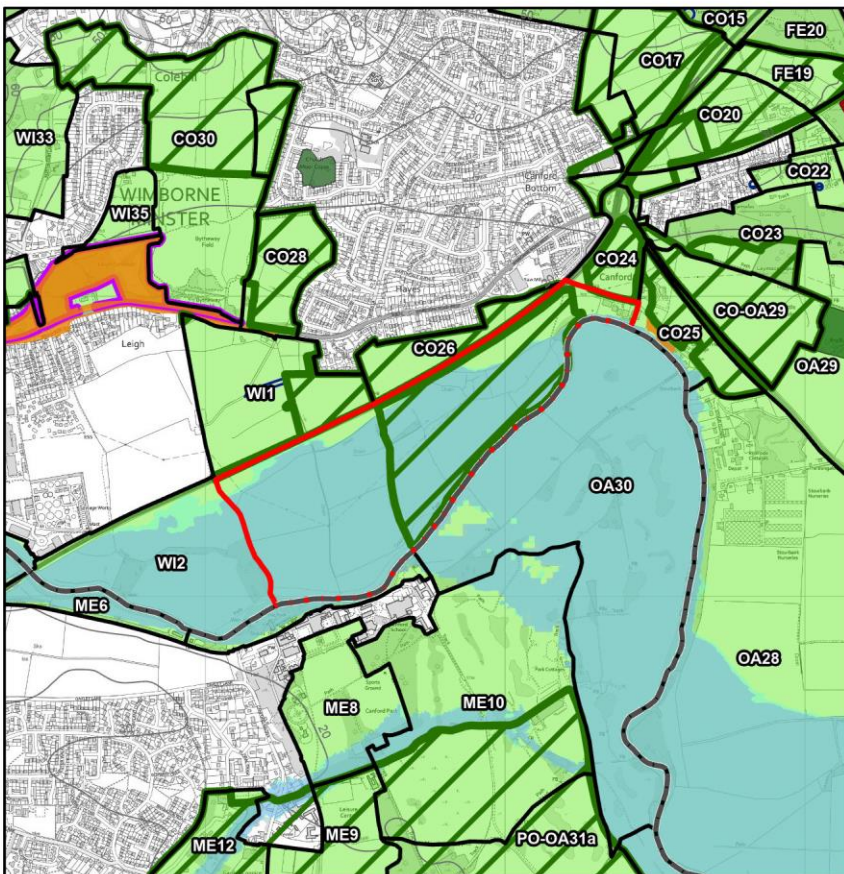
- Parcel CO26 makes a moderate contribution to preventing encroachment on the countryside and it makes a relatively weak contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Colehill, would be low-moderate.

Low-Moderate

Harm of release of land in CO27



- CO27
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

CO27

Impact on contribution of adjacent Green Belt

- Release of the eastern part of CO27 as an expansion of Colehill:

Rating: Moderate-major

The A31 and River Stour form strong boundaries to Colehill and Canford Magna (in turn linked to Merley and Oakley) respectively. The release and development of the eastern part of CO27 would remove all separation between these boundary features, leaving little open land between the two towns. The release would also increase urbanising visual impact on land within OA30 to the south and south east.

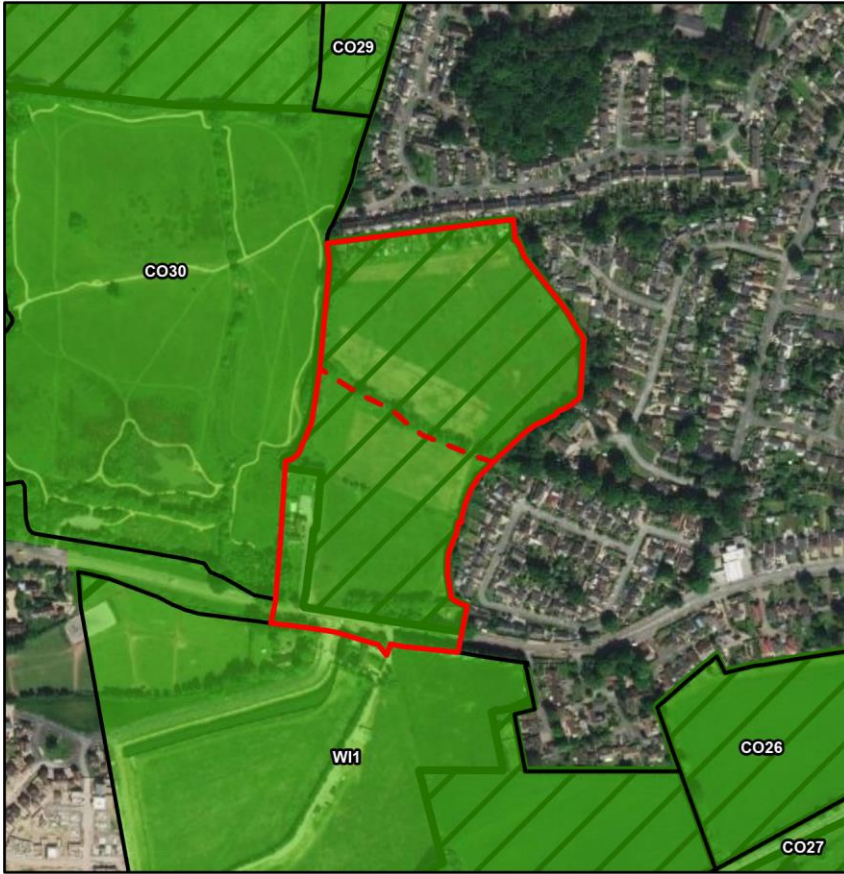
The adjoining land in CO24, CO26 and the remainder of CO27 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

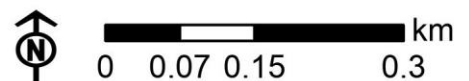
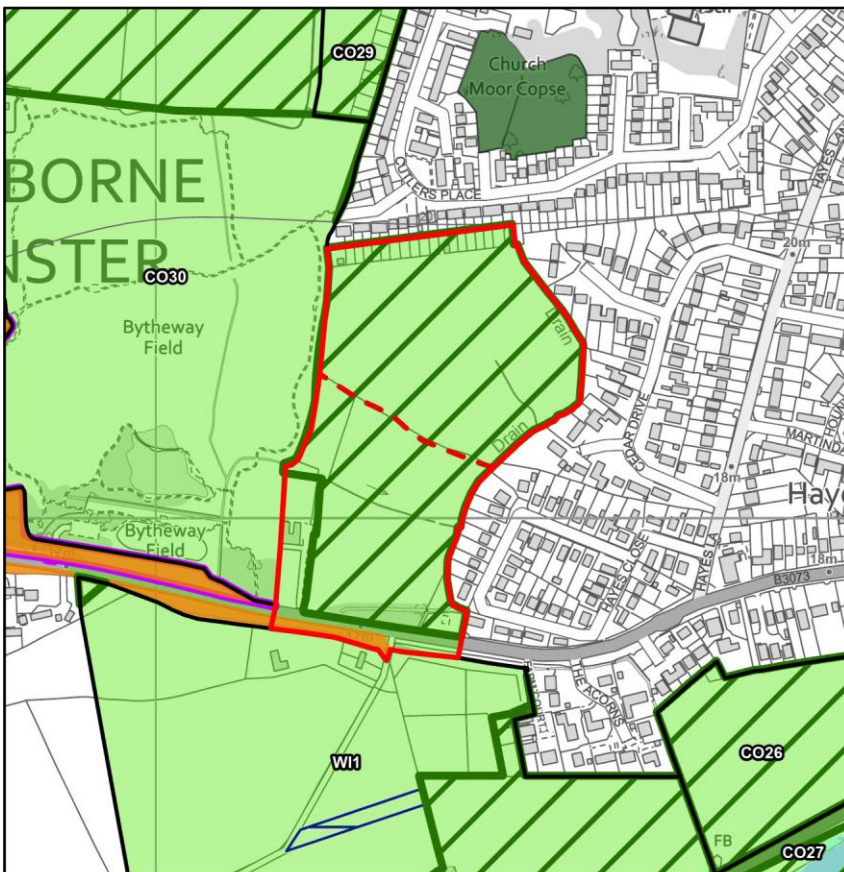
- Parcel CO27 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a particularly strong contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of the release of the eastern part of the parcel would be moderate-major. Therefore the harm resulting from its release, as an expansion of Colehill, would be very high.

Very High

Harm of release of land in CO28



- CO28
- Harm assessment subdivision
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

CO28

Impact on contribution of adjacent Green Belt

- Release of northern half of CO28 as an expansion of Colehill:

Rating: Minor

Limiting the release to the field forming the northern half of CO28 would have less impact on the settlement gap, reducing impact on adjacent Green Belt to minor.

- Release of CO28 as an expansion of Colehill:

Rating: Minor-moderate

The field boundaries and tree cover bounding CO28 contribute to the separation between the urban edge and land within CO30 to the west. The release of CO28 would weaken this separation. The release and development of CO28 would also result in the further narrowing of the very narrow gap between Colehill and Wimborne Minster to the west.

Due to the presence of the tree lined Leigh Road bounding the south of CO28, its release would not impact the contribution of land to the south within WI1.

Overall harm of Green Belt release

- The additional impact of the release of the northern half of CO28 on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Colehill, would be Moderate.







Moderate

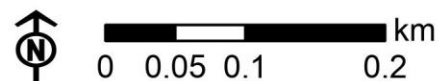
- Parcel CO28 makes a moderate contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of all of the parcel within the area of search would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Colehill, would be moderate-high.

Moderate-High

Harm of release of land in CO29



-  CO29
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Ancient Woodland Inventory



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.

CO29

Impact on contribution of adjacent Green Belt

- Release of CO29 as an expansion of Colehill:

Rating: Minor

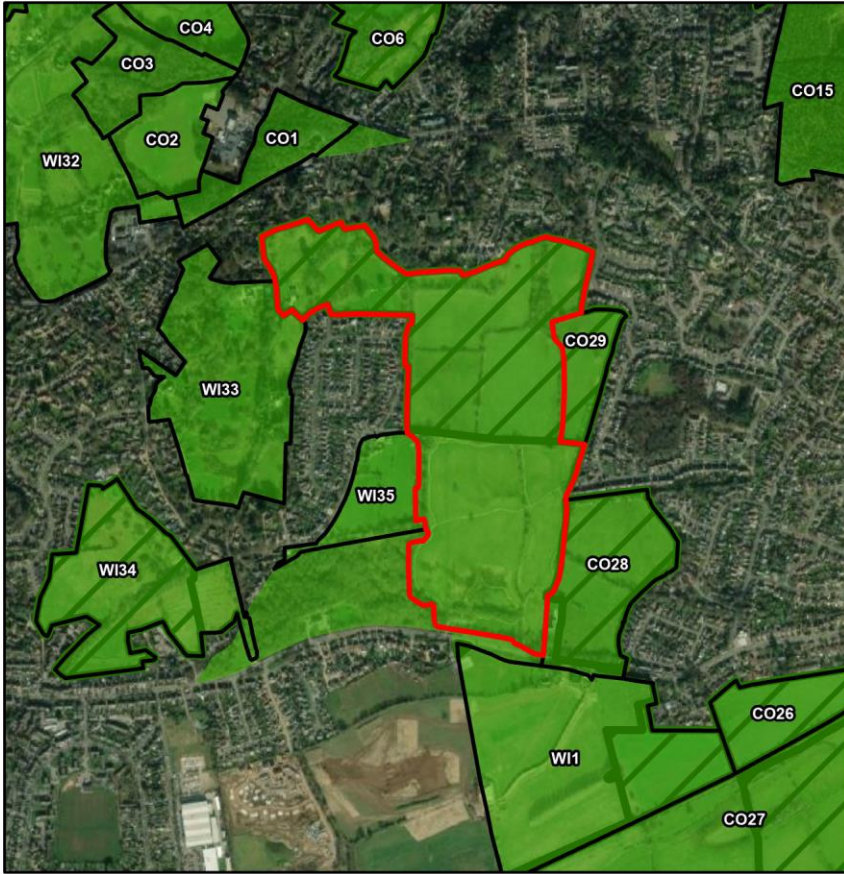
Extending the inset settlement edge westwards would slightly weaken boundary separation, and slightly increase urbanising influence, on land in CO30 to the west.

Overall harm of Green Belt release

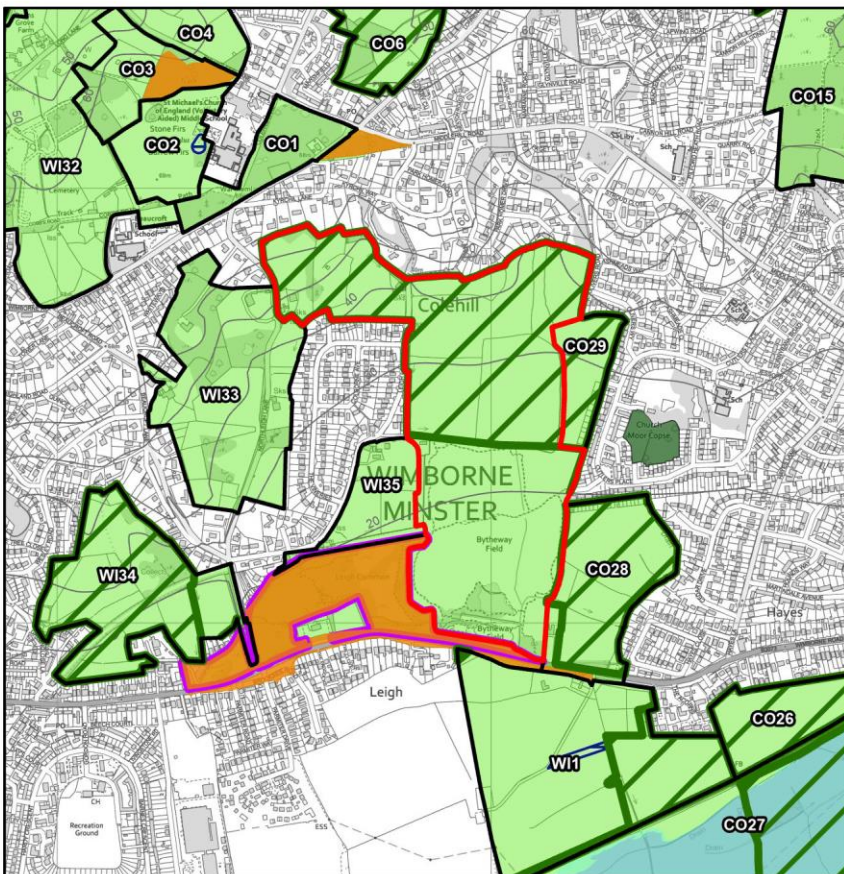
- Parcel CO29 makes a moderate contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Colehill, would be moderate.

Moderate

Harm of release of land in CO30



- CO30
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

CO30

Impact on contribution of adjacent Green Belt

- Release of northern part of CO30 as an expansion of Colehill:

Rating: Minor-moderate

The release and development of the northern part of CO30 would result in the closing of a gap between Colehill and Wimborne Minster. However, the resulting harm is limited by the extent to which the settlements are already connected by development to the north of CO30.

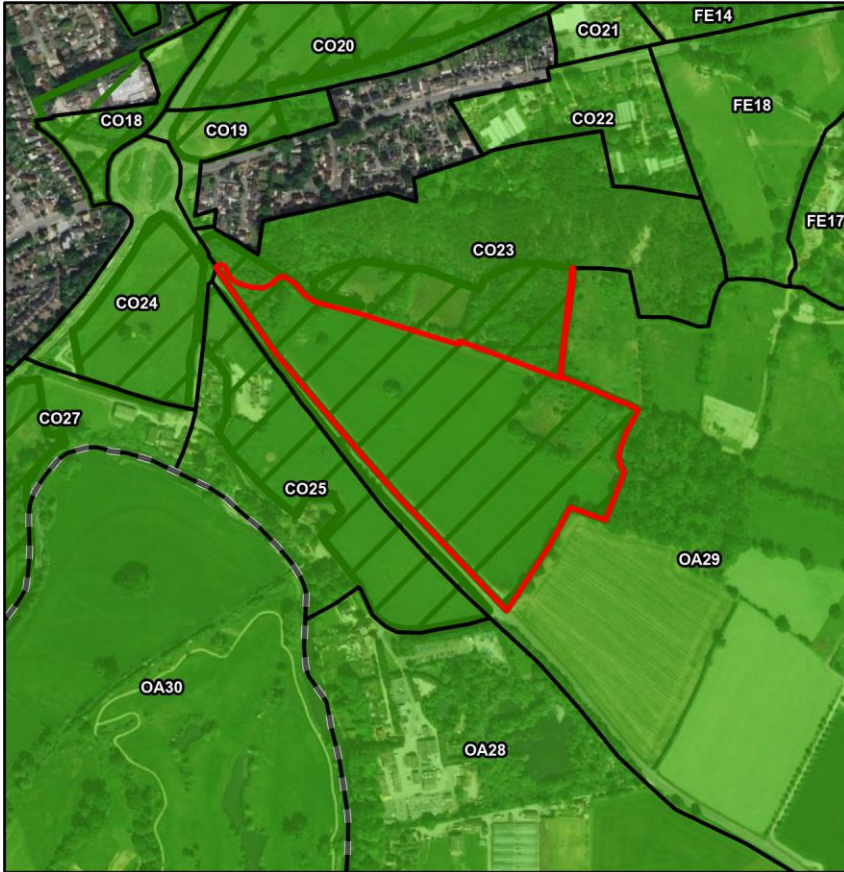
The adjoining land within WI33, CO29, and the remainder of CO30 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

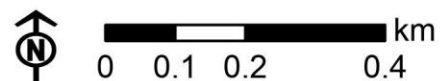
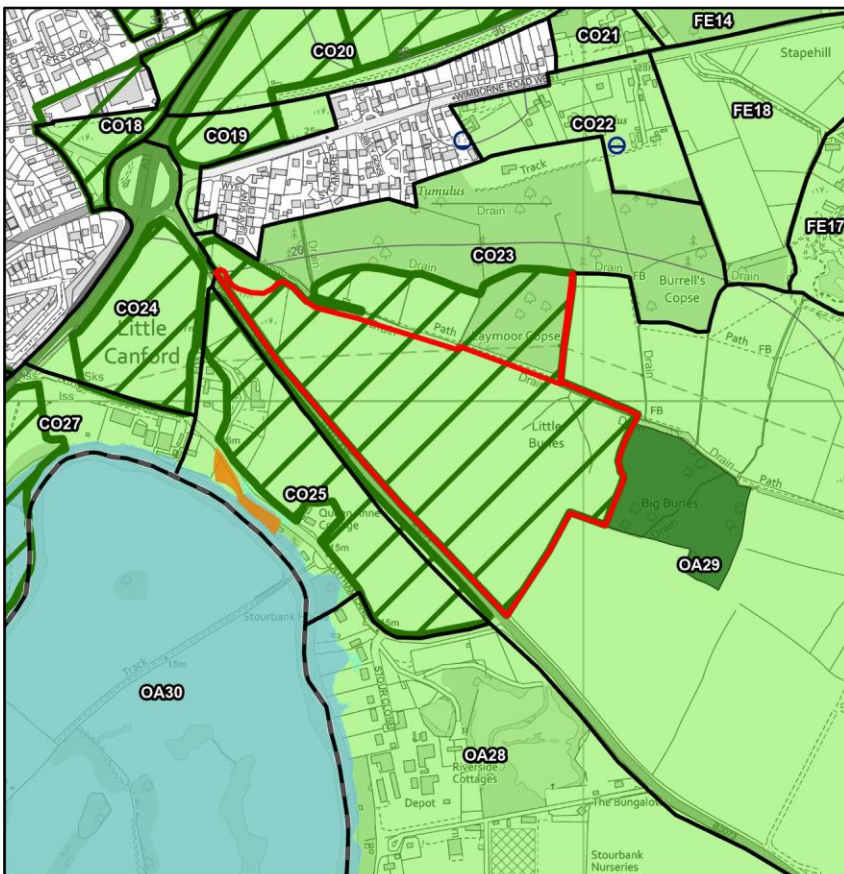
- Parcel CO30 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of the release of the northern part of the parcel on the adjacent Green Belt 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 CO-OA29



- CO-OA29
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



CO-OA29

Parcel location and openness

Parcel size: 11.88ha

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. Big Burles, located to the east of the parcel, is an ancient woodland, which represents an absolute constraint to development.

Land is open, comprising of agricultural fields and associated treelines.

Distinction between parcel and inset area

The woodland block to the north and Ham Lane to the west are strong boundary features creating separation from the inset area. The parcel extends a significant distance from the settlement and is not contained by urban development. In addition, views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

CO-OA29

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
Land is open and is peripheral to a moderate 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
Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

CO-OA29

Impact on contribution of adjacent Green Belt

- Release of CO-OA29 as an expansion of Colehill:

Rating: Minor-moderate

Land in OA29 is currently a significant distance from the inset settlement edge of Colehill and Stapehill, with woodland forming a strong southern boundary to the latter. The release and development of CO-OA29 would weaken the boundary role of that woodland, leaving land in OA29 with weaker physical and visual separation from the urban area. It would also result in further but peripheral weakening of the narrow settlement gap between Colehill and Ferndown.

The adjoining land within CO23, CO24 and CO25 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 CO-OA29 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a particularly strong contribution to preventing neighbouring towns merging into one another. 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 very high.

Very High