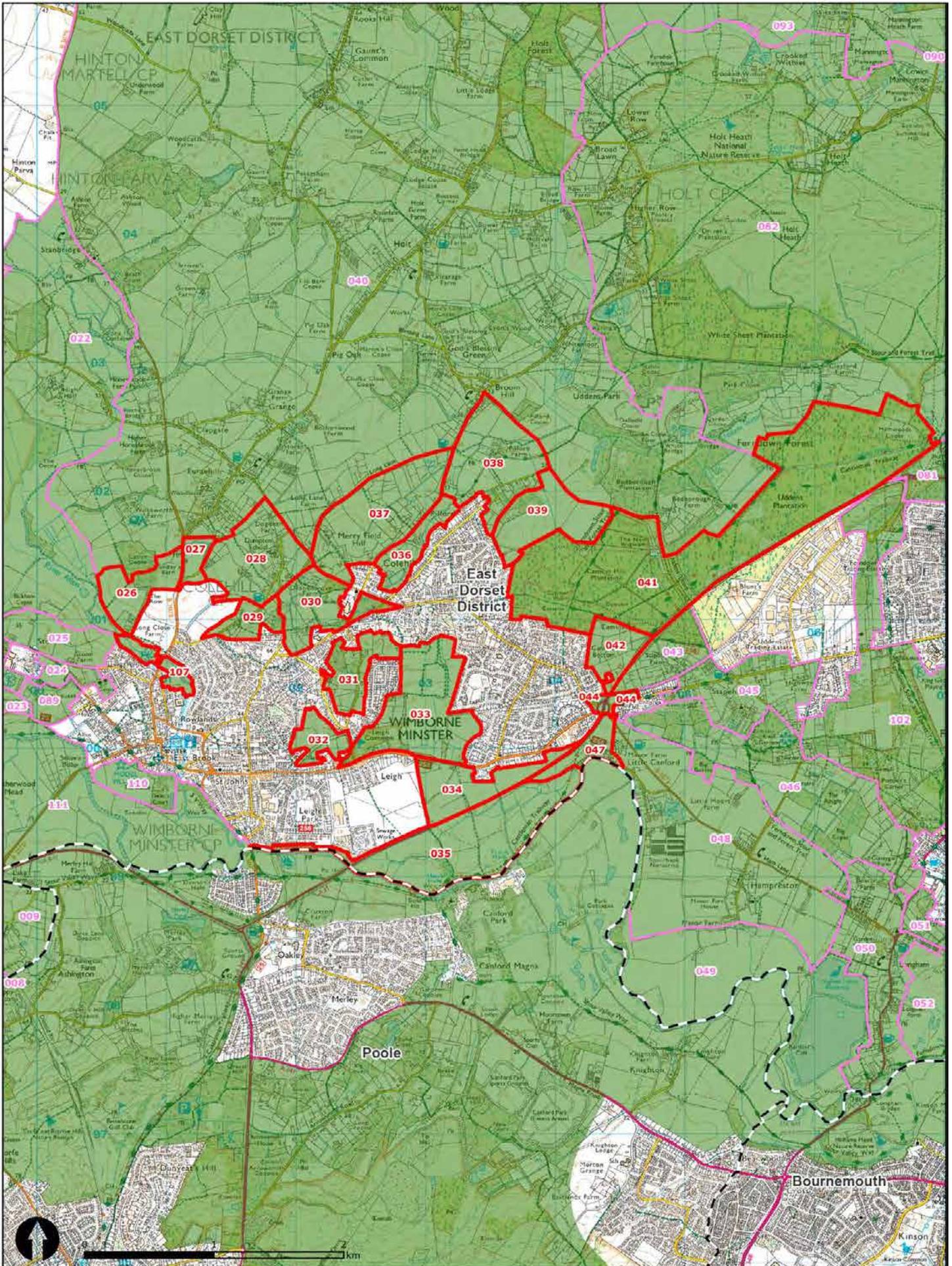


Wimborne and Colehill



- Settlement area
- Other Settlement area
- Surrounding Local Authorities
- Green Belt
- Green Belt Parcel
- Green Belt Parcel

Parcel	026	Wimborne - Walford	Area (ha)	20.9
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- | | | |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



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Settlement Area	Wimborne and Colehill		
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Parcel	026	Wimborne - Walford	Area (ha)	20.9
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Development/land use

Arable farmland, with several woodland blocks, to the west of Cranborne Road, west and north of land allocated for development in the local plan (policy WMC7). The parcel slopes west and south down towards the River Allen, with a hedgerow along the floodplain edge forming the parcel boundary. Hedgerows and Catley Copse mark the northern boundary and Cranborne Road defines the eastern edge. A strong tree line, The Row, defines much of the boundary with the allocated development area. A water works and one dwelling are sited in a tree-contained location at the southern tip of the parcel.

Relationship between settlement and countryside

The adjacent allocated development area marks an uphill northward expansion of the town, facing the existing urban area across the valley of the River Allen. The hilltop plantation woodland within parcel 026 at the southern end of Catley Copse, The Row and the spinney alongside the water works form clearly defined edges to this development, from which the north and west-facing slopes of the parcel have significant separation. The eastern part of the parcel constitutes most of the distance between the inset settlement edge of Wimborne and the washed-over village of Furzehill, although Cranborne Road and strong tree cover also separate the parcel from Furzehill.

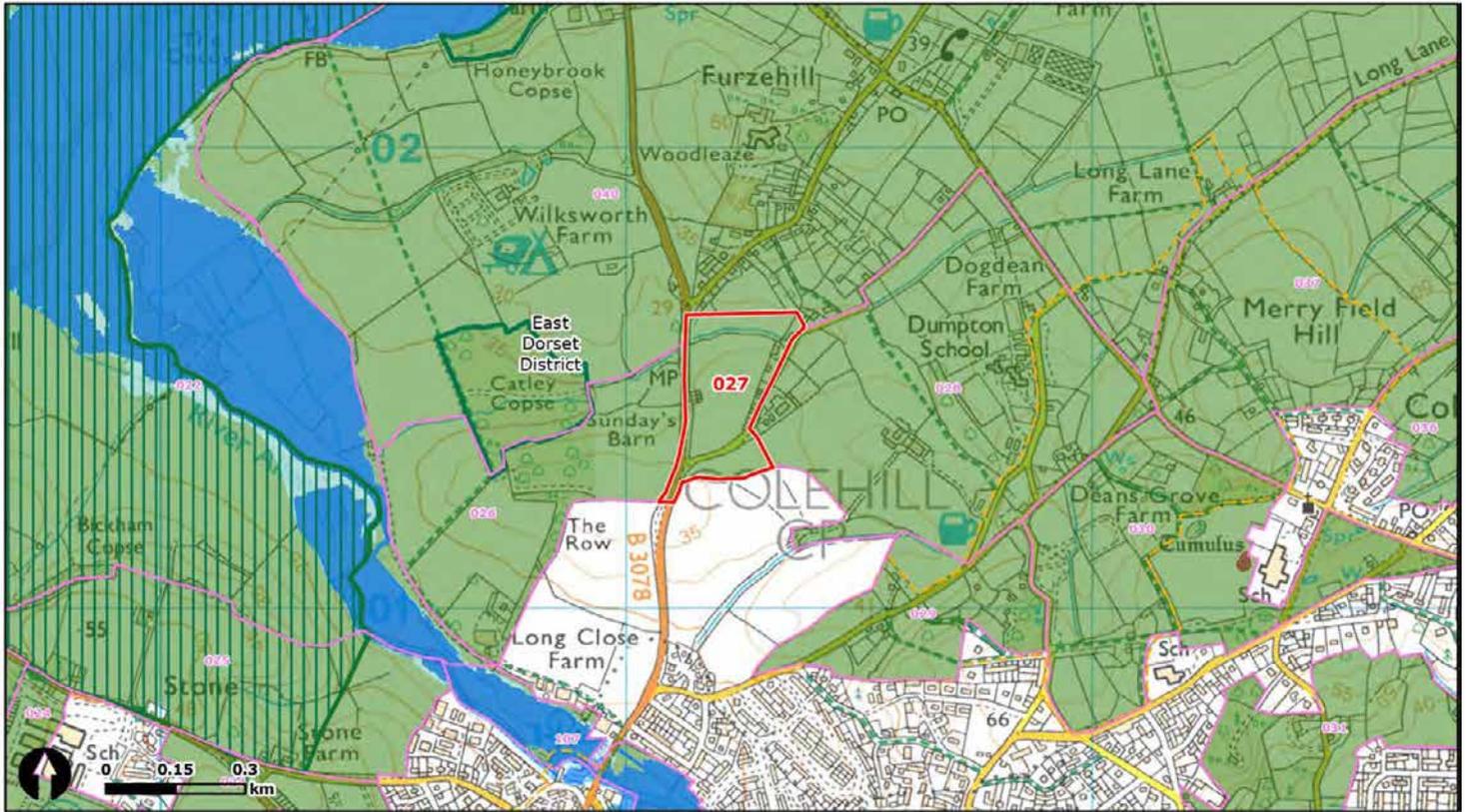
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel is a considerable distance from any other town, so loss of openness in this parcel would have a negligible impact on the separation of towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel contains the characteristics of open countryside. It relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development – development would therefore represent encroachment into the countryside.	Strong
4 - To preserve the setting and special character of historic towns	Openness in the valley of the River Allen contributes to the historic character of Wimborne as a riverside settlement, although the relationship between the historic core of the town and the Stour Valley is more significant in this respect. Development within the parcel would not reduce openness on the valley floor, but would have some adverse impact on its rural setting.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south-west from the B3078 Wimborne Road across the field that forms the north-eastern part of the parcel

Parcel	027	Wimborne - Furzehill	Area (ha)	7.0
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |

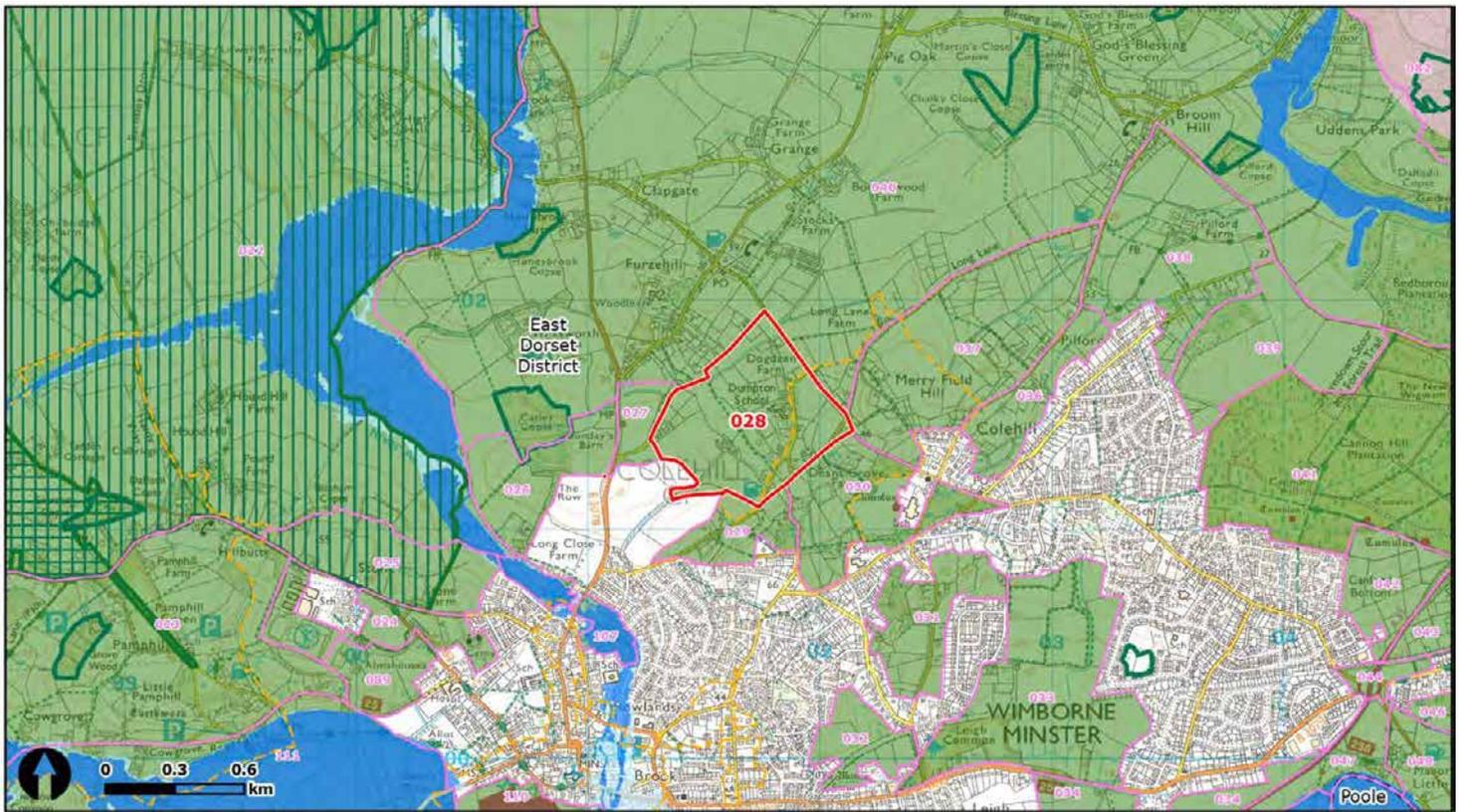


Settlement Area		Wimborne and Colehill		
Parcel	027	Wimborne - Furzehill	Area (ha)	7.0
Development/land use				
A single field between Cranborne Road, Dogdean and a tree-edged stream corridor near the village of Furzehill, together with a strip of land to the south between Dogdean and the edge of land allocated for development in the local plan (policy WMC7). A row of widely spaced dwellings lines Dogdean on the eastern side of the parcel, and there are two small agricultural buildings alongside Cranborne Road.				
Relationship between settlement and countryside				
Although in part marked by a hedgerow, there is no clear distinction between the forthcoming settlement edge (the WMC7 development) and the remaining land within the same field. However this land forms a buffer which can potentially add to the strength of Dogdean as a boundary, helping to retain the separation that currently exists between the field to the north and the inset settlement of Wimborne. The houses on Dogdean are not of a form or density that would constitute a strong urbanising influence, and the trees to the north, lining either side of a strip of stream-side pasture, separate the parcel from Furzehill.				
Contribution to Green Belt purposes				
Purpose	Comments			Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.			Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel is a considerable distance from any other town, so loss of openness in this parcel would have a negligible impact on the separation of towns.			Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Open land to the south of Dogdean has a strong relationship with the allocated WMC7 development site, but helps to strengthen the separation between the inset edge and the field that forms the main body of the parcel. Proximity to WMC7 and to housing on Dogdean and in Furzehill is considered to have only a limited impact in terms of reducing countryside character, although Cranborne Road creates some distinction between the parcel and countryside to the west. The parcel therefore relates more strongly to the wider countryside than the inset settlement.			Relatively strong
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town, but this parcel lacks relationship with the river valleys that are considered to be key aspects of the town's historic setting.			Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.			Not assessed



Looking north-east from the southern edge of the parcel on Dogdean

Parcel	028	Wimborne - Dumpton	Area (ha)	40.6
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area	Wimborne and Colehill			
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Parcel	028	Wimborne - Dumpton	Area (ha)	40.6
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Development/land use

A patchwork of fairly small, strongly hedged fields together with the buildings and grounds of Dumpton School, on land sloping gently down northwards from Colehill. The parcel is contained by Dogdean to the west/north, Smugglers' Lane to the east and Long Lane/Burt's Hill to the south; it abuts the defined urban edge to the south-west, where land is allocated for development in the local plan (policy WMC7). In addition to the school there area number of scattered farmsteads and a pub (The Horns Inn on Burt's Hill).

Relationship between settlement and countryside
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The parcel has a degree of containment by built development, being located between Wimborne and the village of Furzehill, but neither represent any significant urbanising influence. Most of the land to the south of the parcel (between Long Lane / Burt's Hill and Wimborne Road / Boundary Drive) is also Green Belt, with a strong element of tree cover, so the parcel's only direct relationship with the urban edge will be adjacent to the WMC7 development to the south-west. Existing development within the parcel is not considered to represent a significant urbanising influence: agricultural buildings are appropriate in the Green Belt and the school buildings are well contained in wooded surroundings, and are not of a scale, form or density to greatly affect openness. There are residential dwellings along parts of Dogdean but these are low in density and also do not constitute an urbanising influence. Smuggler's Lane, although a distinct boundary feature, does not represent any distinct change in terrain or landscape pattern between the parcel and the countryside beyond.

Contribution to Green Belt purposes
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Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	Although Wimborne and Colehill form a linked urban area they also retain separation along the majority of their built edges and are consequently considered separate towns in terms of this Green Belt purpose. The parcel lies to the north of both settlements and spans most the gap between them, but its contribution to their separation is limited by the existing proximity of other parts of the settlements.	Moderate
3 - Assist in safeguarding the countryside from encroachment	There is no strong distinction between the WMC7 urban edge and the western part of the parcel, but the parcel lacks significant urbanising influence and retains the characteristics of countryside. The openness of land to the south of Long Lane and Burt's Hill mean that the parcel will retain some distinction from Wimborne/Colehill despite the WMC7 development. The parcel therefore relates more strongly to the wider countryside than the inset settlement.	Relatively strong
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town, but this parcel lacks relationship with the river valleys that are considered to be key aspects of the town's historic setting.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south-east towards tree cover along Deans Grove from field close to Dogdean

Parcel	029	Wimborne - Burts Hill	Area (ha)	11.7
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



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Settlement Area	Wimborne and Colehill		
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Parcel	029	Wimborne - Burts Hill	Area (ha)	11.7
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Development/land use

Two fields and a single dwelling, set in well-treed surrounds, to the north of Burt's Hill, together with woodland, tree belts, grassland and a scattering of dwellings to the south of Burt's Hill. The landform slopes fairly strongly uphill to the south of Burt's Hill.

Relationship between settlement and countryside

Buildings within the parcel are widely spaced and not urbanising in form or character. The parcel abuts the existing settlement edge to the south along Giddylake, Boundary Drive and Greenhill Close, and the allocated WMC7 development creates a degree of containment to the north-west. However, the sloping landform and extensive tree cover south of Burt's Hill create a strong distinction between the existing urban area and the parcel, and the fields to the north of the road, although in themselves more strongly related to the forthcoming WMC7 settlement edge, provide a buffer which limits the containment of the land to the south.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	Although Wimborne and Colehill form a linked urban area they also retain separation along the majority of their built edges and are consequently considered separate towns in terms of this Green Belt purpose. However the parcel lies to the north of Wimborne and makes only a negligible contribution to the perceived gap.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Buildings within the parcel have no urbanising influence. The sloping landform and tree cover create distinction between the urban edge and that part of the parcel which lies to the south of Burt's Hill. The fields to the north of Burt's Hill have a stronger association with the future urban edge (allocation WMC7) but help to form a buffer between the allocation and the slopes south of Burt's Hill. The parcel therefore relates more strongly to the wider countryside than the inset settlement, although in isolation the fields contained between Burt's Hill and the WMC7 allocation make a relatively weak contribution to this purpose.	Relatively strong
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town. The wooded high ground in this parcel forms part of the town's setting but has only a limited relationship with the river valleys that are considered to be key aspects of the town's historic setting.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south from Burt's Hill up sloping field towards the inset settlement edge of Wimborne/Colehill

Parcel	030	Wimborne - Deans Grove	Area (ha)	27.6
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area		Wimborne and Colehill			
Parcel	030	Wimborne - Deans Grove		Area (ha)	27.6
Development/land use					
A patchwork of small, well-hedged field and woodland blocks, contained by Greenhill Lane to the west, Long Lane to the north-west, Smugglers' Lane to the north-east and Wimborne Road to the south and west. The western and northern parts of the parcel slope up towards the eastern end, which forms part of the plateau on which Colehill is centred. There are several isolated dwellings. Two schools are located within the containing roads but form part of the inset settlement area of Colehill.					
Relationship between settlement and countryside					
The urban edge abuts the parcel to the south and east, and also along part of the western edge; however the parcel's woodland forms a strong edge to the central part of Colehill, separating it from the rest of the hilltop plateau which is occupied by the building of the two schools (inset) and their playing fields (within the parcel). Tree cover provides visual containment from the wider countryside, but also creates distinction between the settlement and the parcel.					
Contribution to Green Belt purposes					
Purpose	Comments			Rating	
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.			Weak or no contribution	
2 - Prevent neighbouring towns merging into one another	Although Wimborne and Colehill form a linked urban area they also retain separation along the majority of their built edges and are consequently considered separate towns in terms of this Green Belt purpose. This parcel occupies the gap between the northern ends of the two settlements, and although they are already linked along Wimborne Road the loss of openness in the parcel would significantly increase their perceived proximity.			Relatively strong	
3 - Assist in safeguarding the countryside from encroachment	The extent of containment by urban edges limits this area's association with the wider countryside, but its wooded character maintains a strong distinction from the urban area. Built development within the parcel is too isolated affect openness, and tree cover limits the extent to which the schools constitute an urbanising influence on the parcel as a whole.			Moderate	
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town. The wooded high ground in this parcel forms part of the town's setting but has only a limited relationship with the river valleys that are considered to be key aspects of the town's historic setting.			Relatively weak	
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.			Not assessed	



One of a cluster of small pasture fields adjacent to Greenhill Road, on the western edge of the parcel

Parcel	031	Wimborne - east	Area (ha)	20.2
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area	Wimborne and Colehill		
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Parcel	031	Wimborne - east	Area (ha)	20.2
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Development/land use

A largely tree-covered area set to either side of the tree-lined Northleigh Lane, with the occasional residential dwelling and with stretches of open grassland/gardens. The land slopes up northwards towards the historic centre of Colehill. The parcel is bound on all sides, aside from a short stretch of Leigh Lane, by the backs of houses within the inset settlement: Beacroft Lane to the west, Wimborne Road, Kyrchil Lane and Kyrchil Way to the north, The Vineries to the east and Leigh Lane to the south.

Relationship between settlement and countryside

The parcel is almost completely isolated from other open land, with only a c.100m stretch of Leigh Lane to create a link with fields to the east. The extent of its tree cover creates separation from the urban area, and limits the urbanising influence of the scattered dwellings within it, but it is nonetheless contained by inset development, and therefore has a weak relationship with the wider countryside.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	Although Wimborne and Colehill form a linked urban area they also retain separation along the majority of their built edges and are consequently considered separate towns in terms of this Green Belt purpose. The parcel forms the gap between the historic centre of Colehill and the modern edge of Wimborne: The Vineries estate to an extent compromises the parcel's role in this respect but the wooded high ground at the northern end of the parcel plays a significant role in visually separating Wimborne and Colehill.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	The parcel's strong tree cover minimises urbanising influence but the parcel is largely enclosed by the urban edge and so lacks relationship with the wider countryside.	Relatively weak
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town. The wooded high ground in this parcel forms part of the town's setting but has only a limited relationship with the river valleys that are considered to be key aspects of the town's historic setting.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south along parcel between The Vineries and Northleigh Lane

Settlement Area

Wimborne and Colehill

Parcel	032	Wimborne - Leigh	Area (ha)	11.7
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area	Wimborne and Colehill		
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Parcel	032	Wimborne - Leigh	Area (ha)	11.7
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Development/land use

Open grassland, with some scrub along the north-eastern fringe, subdivided by a double-row of trees lining the route of a former railway. The parcel, which slopes gradually up northward towards Colehill, is defined by surrounding residential development along a number of different roads, including the B3073 Leigh Road to the south and Beacroft Lane to the north-east. The parcel contains no built development, but inset housing on Old Manor Close and alongside Leigh Common, and Old Manor Farmhouse and adjacent commercial uses, jut into it.

Relationship between settlement and countryside

The parcel is separated from the rest of the Green Belt other than by a narrow connection across Northleigh Lane, but inset houses on Leigh Common, to the east of the road, are well contained by tree cover, and both Northleigh Lane and the tree-lined southern part of Beacroft Lane retain a rural character. Although it contains no built development the adjacent urban edges have an urbanising influence.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	Although Wimborne and Colehill constitute form a linked urban area they also retain separation along the majority of their built edges and are consequently considered separate towns in terms of this Green Belt purpose. However the extent of the parcel's containment by inset development means that it plays only a limited role in the separation of these towns, with the larger open area to the east (parcel 033) and higher, more wooded Green Belt land to the north (parcel 031) playing a stronger role.	Relatively weak
3 - Assist in safeguarding the countryside from encroachment	The parcel is undeveloped but the adjacent urban edge, particularly to the south and west, has an urbanising influence. The wooded Leigh Common provides a narrow link to the wider open area to the east, but the parcel nonetheless has an urban edge character and a stronger relationship with the settlement than with countryside.	Relatively weak
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town, but this parcel lacks relationship with the river valleys that are considered to be key aspects of the town's historic setting.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking west from Northleigh Lane

Parcel	033	Colehill - Leigh	Area (ha)	55.5
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area		Wimborne and Colehill			
Parcel	033	Colehill - Leigh		Area (ha)	55.5
Development/land use					
The parcel comprises hedged pastures, the two areas of public open space: the open grassland of BytheWay Field and the wooded Leigh Common. It is bounded by the B3073 Leigh Road to the south, by Leigh Lane along most of its western edge, and by the backs of houses along a number of residential estate roads in Colehill to the north and to the east.					
Relationship between settlement and countryside					
Hedgerows define some sections of the external boundary, and subdivide the parcel internally, but for the most part there is a strong visual relationship with the adjacent urban edges. However this is also a very visually open and undeveloped landscape that provides clear separation between Colehill and The Vineries estate on the edge of Wimborne, and links across Leigh Road to the Stour Valley.					
Contribution to Green Belt purposes					
Purpose	Comments			Rating	
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.			Weak or no contribution	
2 - Prevent neighbouring towns merging into one another	Wimborne and Colehill are considered as separate towns, although they have a narrow urban connection. The parcel occupies all of the gap between The Vineries housing estate, which links to the main body of Wimborne, and the modern estates on the eastern side of Colehill/Canford Bottom. Green Belt land to either side of a narrow strip of inset development along Beaucroft Lane would retain some separation between the two inset areas, which already have a narrow physical link to the north along Wimborne Road, but the extent of separation would be significantly reduced.			Relatively strong	
3 - Assist in safeguarding the countryside from encroachment	The parcel has a strong relationship with the urban areas which surround most of its perimeter, but it also constitutes a sizeable green space with, other than on Leigh Common, a strong sense of visual openness. Its visual relationship with higher ground across the Stour Valley to the south adds to its countryside character, but the B3073 forms a physical boundary between the parcel and the wider countryside.			Moderate	
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town, but this parcel lacks relationship with the town's historic setting.			Weak or no contribution	
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.			Not assessed	



Looking south from the centre of the parcel, past houses on Churchmoor Road towards the tree-edged Leigh Road (where one house, Spetisbury, is visible)

Parcel	034	Colehill - south	Area (ha)	27.8
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |

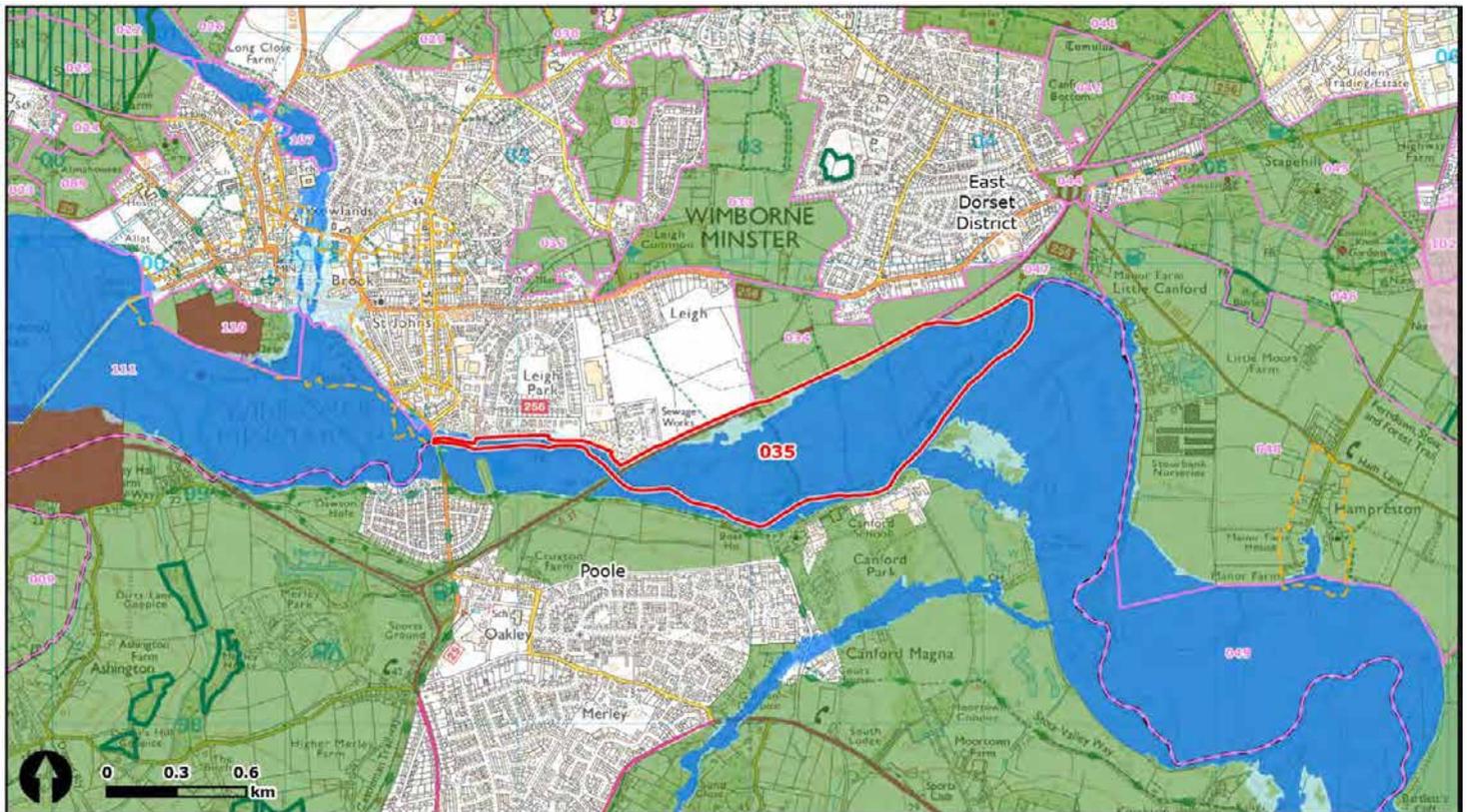


Settlement Area		Wimborne and Colehill			
Parcel	034	Colehill - south		Area (ha)	27.8
Development/land use					
Arable farmland between the A31 and the B3073, bordered to the west by allocated development (Local Plan Policy WMC8). The western half of the parcel forms part of the WMC8 allocation, but as open land, including sports pitches and informal recreational green space. Inset development to the south of the B3073 narrows the parcel to the east of WMC8, terminating where Ham Lane meets the A31. There are two isolated dwellings in the parcel, adjacent to the B3073.					
Relationship between settlement and countryside					
This is a relatively flat, visually open landscape, containing no urban development, but the A31 creates a distinction between the parcel and floodplain pastures to the south. The parcel has a strong relationship with the urban edges to the north and west, which have breached the B3073 and have no landscape features to create separation.					
Contribution to Green Belt purposes					
Purpose	Comments			Rating	
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so land further to the south makes the principal contribution to preventing its potential sprawl.			Weak or no contribution	
2 - Prevent neighbouring towns merging into one another	Wimborne and Colehill are considered as separate towns, although they have a narrow urban connection. The western part of the parcel forms a gap between the southern ends of both settlements, and so makes a significant contribution to this purpose, although there is sufficient open land to the north of the B3073 to retain the separate character of large parts of the settlements. Development extending the settlement edge closer to Merley/Oakley/Canford Magna would in turn reduce the overall gap between Wimborne and Bournemouth/Poole/Corfe Mullen, but the WMC8 allocation already takes the inset edge closer to Canford Magna than would be the case were this parcel to be released.			Relatively strong	
3 - Assist in safeguarding the countryside from encroachment	The parcel is undeveloped and is contiguous with the Stour Valley, an open landscape that is critical to the role of the Green Belt, but the A31 creates separation between the two. There is no significant separation between the parcel and existing development to the north, and forthcoming development to the west, so it has a stronger relationship with the urban area than with the countryside.			Relatively weak	
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town, but this parcel's close relationship to existing and allocated development, and distance from the historic core, means that it makes little contribution the town's historic setting.			Weak or no contribution	
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.			Not assessed	



Looking south-west from the eastern tip of the parcel, where Ham Lane is cut by the A31

Parcel	035	Stour Valley - Leigh	Area (ha)	74.1
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |

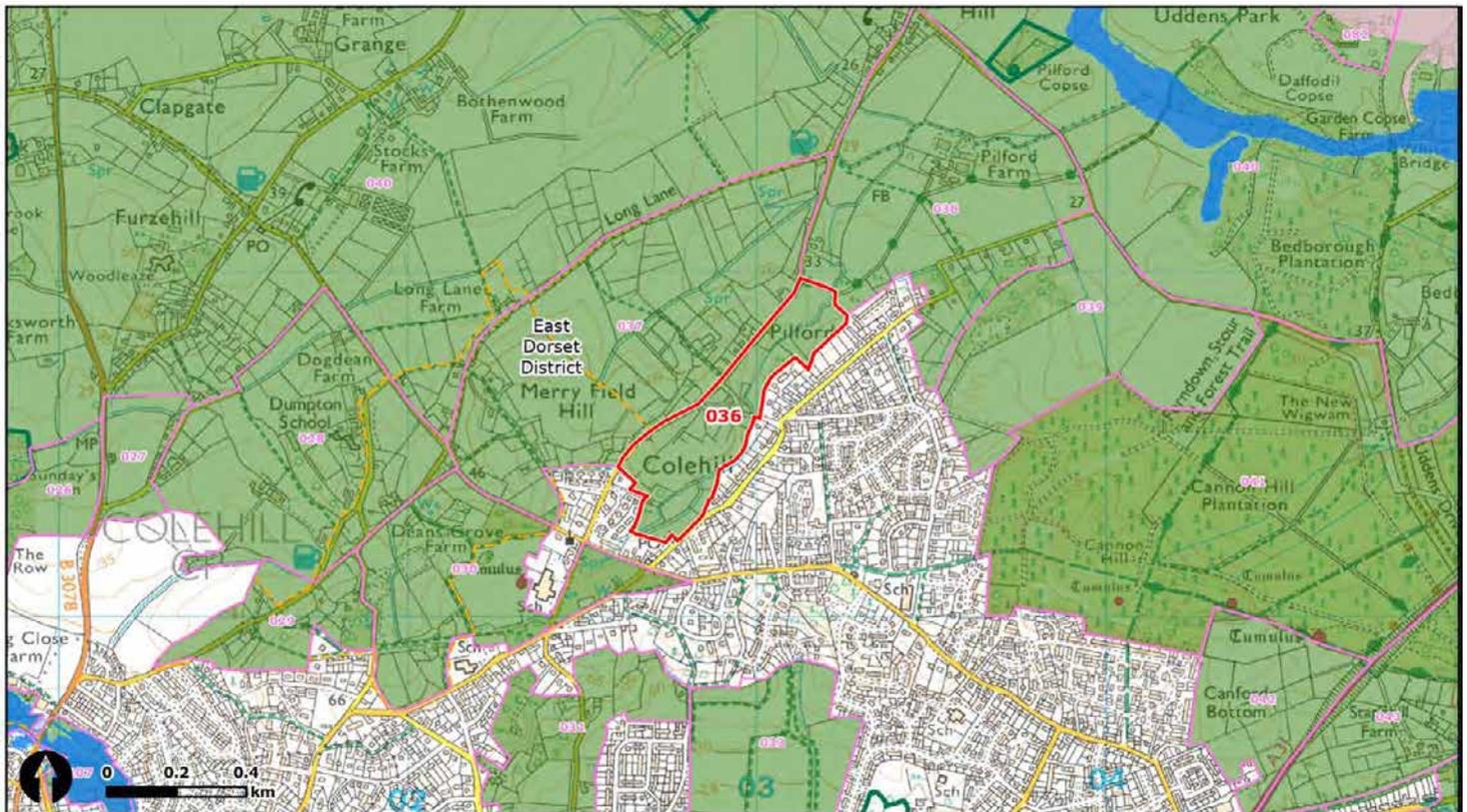


Settlement Area		Wimborne and Colehill			
Parcel	035	Stour Valley - Leigh		Area (ha)	74.1
Development/land use					
Mostly pasture fields adjacent to the River Stour, contained to the north by the A31 which also marks the edge of the river's floodplain. The inset edge of Wimborne, at the Brook Park industrial estate and adjacent Leigh Park residential estate, lies to the north-west of the parcel, and Canford Magna and the principal modern buildings of Canford School lie just across the river to the south.					
Relationship between settlement and countryside					
The River Stour and its floodplain pastures form a continuous belt of physically and visually open land that is critical to the function of the Green Belt in separating settlements and preventing urban sprawl. The river is a strong linear feature, but the homogeneous character of the landscape around it means that it does not typically define any change in countryside character. Therefore although this stretch of the valley is visually influenced by adjacent urban edges it retains a stronger link with the linear floodplain area of which it is part.					
Contribution to Green Belt purposes					
Purpose	Comments			Rating	
1 - Check the unrestricted sprawl of large built-up areas	Development in this parcel would be associated with Wimborne/Colehill, or potentially Merley/Oakley/Canford Magna, but land further to the south makes the principal contribution to preventing the sprawl of the large, built-up area of Bournemouth/Poole/Christchurch.			Weak or no contribution	
2 - Prevent neighbouring towns merging into one another	The parcel occupies all of the gap between Wimborne and Canford Magna, which in turn forms part of the gap between Wimborne and the conurbation. Development of this parcel would result in a moderate narrowing of the physical gap and would diminish the role of the river as a separating feature.			Moderate	
3 - Assist in safeguarding the countryside from encroachment	The floodplain river valley in this parcel forms part of a linear landscape that is characterised by visual openness and a lack of built development. It therefore has a stronger relationship with the Stour Valley than with the adjacent inset settlement edge, despite the limited urbanising influence of the latter.			Strong	
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town. The town's relationship with the Stour Valley is a key aspects of it's historic setting, and although this part of the valley has a degree of separation from the settlement's historic core it provides a strong sense of openness on approach to the town.			Relatively strong	
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.			Not assessed	



Looking south-west across the Stour floodplain (Canford School is visible on the skyline)

Parcel	036	Colehill - north west	Area (ha)	15.4
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- | | | |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



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Settlement Area	Wimborne and Colehill		
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Parcel	036	Colehill - north west	Area (ha)	15.4
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Development/land use

Pasture fields forming a valley on the north-western edge of Colehill, sloping down north-eastwards towards Uddens Water. Houses on the north side of Lonnen Road and adjacent closes, backed by well-treed field hedges and a woodland block behind Lonnen Wood Close, form the main inset settlement edge. A copse marks the southern end of the parcel, adjacent to houses on Marshfield. The patchwork of well-hedged pastures continues beyond the northern edge of the parcel, and Colehill Lane defines the outer edge of the parcel to the west, beyond which lies a similar, parallel valley. There are two isolated dwellings in the parcel, to either side of Little Lonnen, a lane which crosses the area east to west.

Relationship between settlement and countryside

The parcel lack urbanising elements and the well-treed settlement edge screens it from the urban area. The valley landform creates some distinction between the settlement and the parcel. Colehill Lane would constitute a clear settlement edge that would not significantly alter the form of Colehill, but the parcel retains a strong rural character that is consistent with the surrounding countryside.

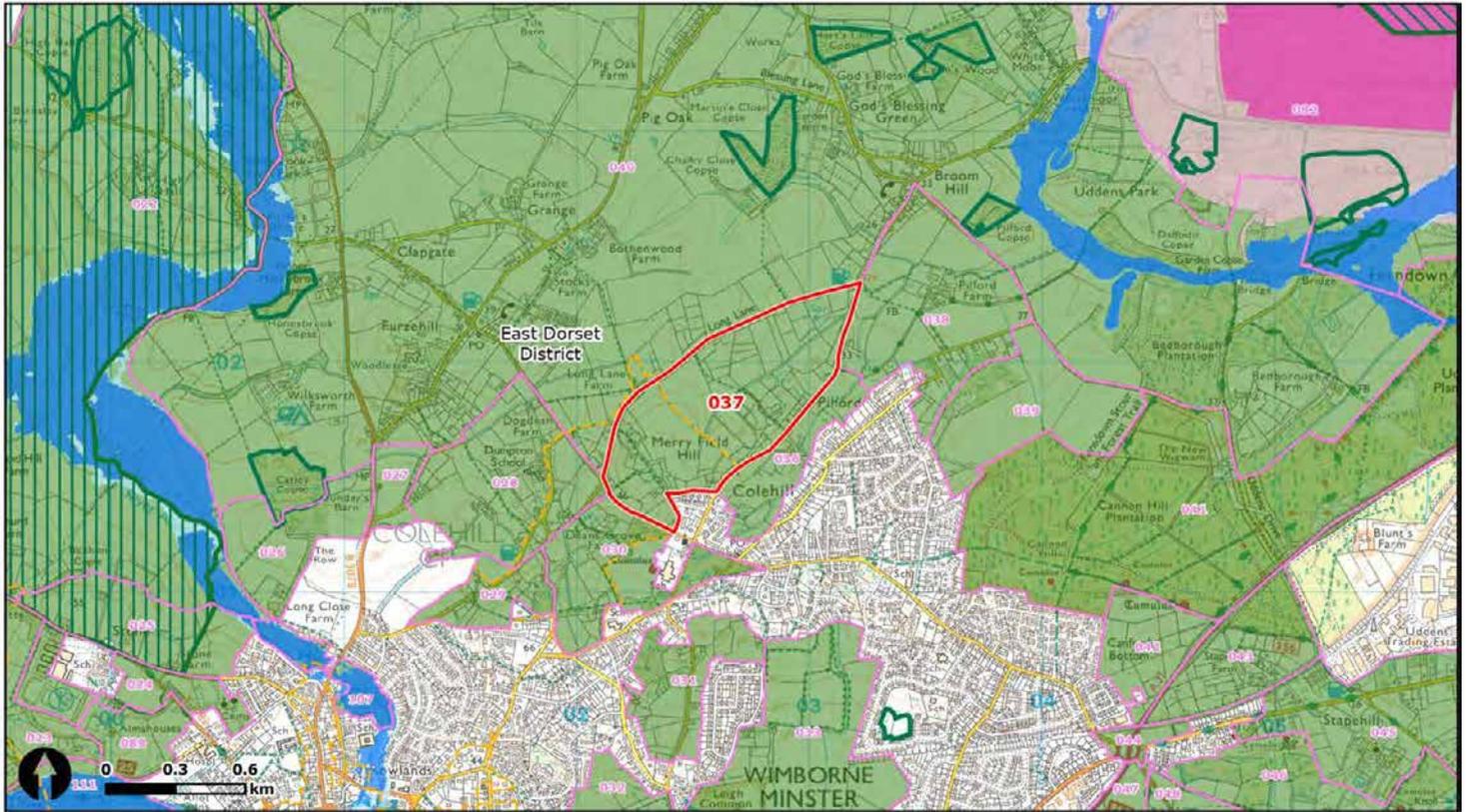
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel is closely associated with Colehill and would not reduce the gap between it and any other town.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel has no urbanising influences. Tree cover creates separation from the urban area, and the valley landform adds to this distinction, so the parcel has a stronger relationship with the wider countryside than the settlement.	Relatively strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south-east towards Colehill from Colehill Lane, near the junction with Little Lonnen

Parcel	037	Colehill - Merry Field Hill	Area (ha)	56.2
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area	Wimborne and Colehill		
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Parcel	037	Colehill - Merry Field Hill	Area (ha)	56.2
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Development/land use

Hedged pasture fields in a shallow valley sloping down north-westwards towards Uddens Water, defined by Colehill Lane to the east, Smugglers' Lane and New Merrifield to the south and Long Lane to the west and north. There are isolated dwellings along Merrifield and a scattering of dwellings on Colehill Lane and Long Lane.

Relationship between settlement and countryside

The parcel has only a short frontage with the urban edge, along New Merrifield. This road lies on the northern edge of the hilltop and is part of an area of development, including St Michael's Church and School, that sits in well-wooded surrounds largely distinct from the main body of the settlement. Fields to the east of Colehill Lane separate the parcel from the main urban area. Development within the parcel has no significant urbanising influence.

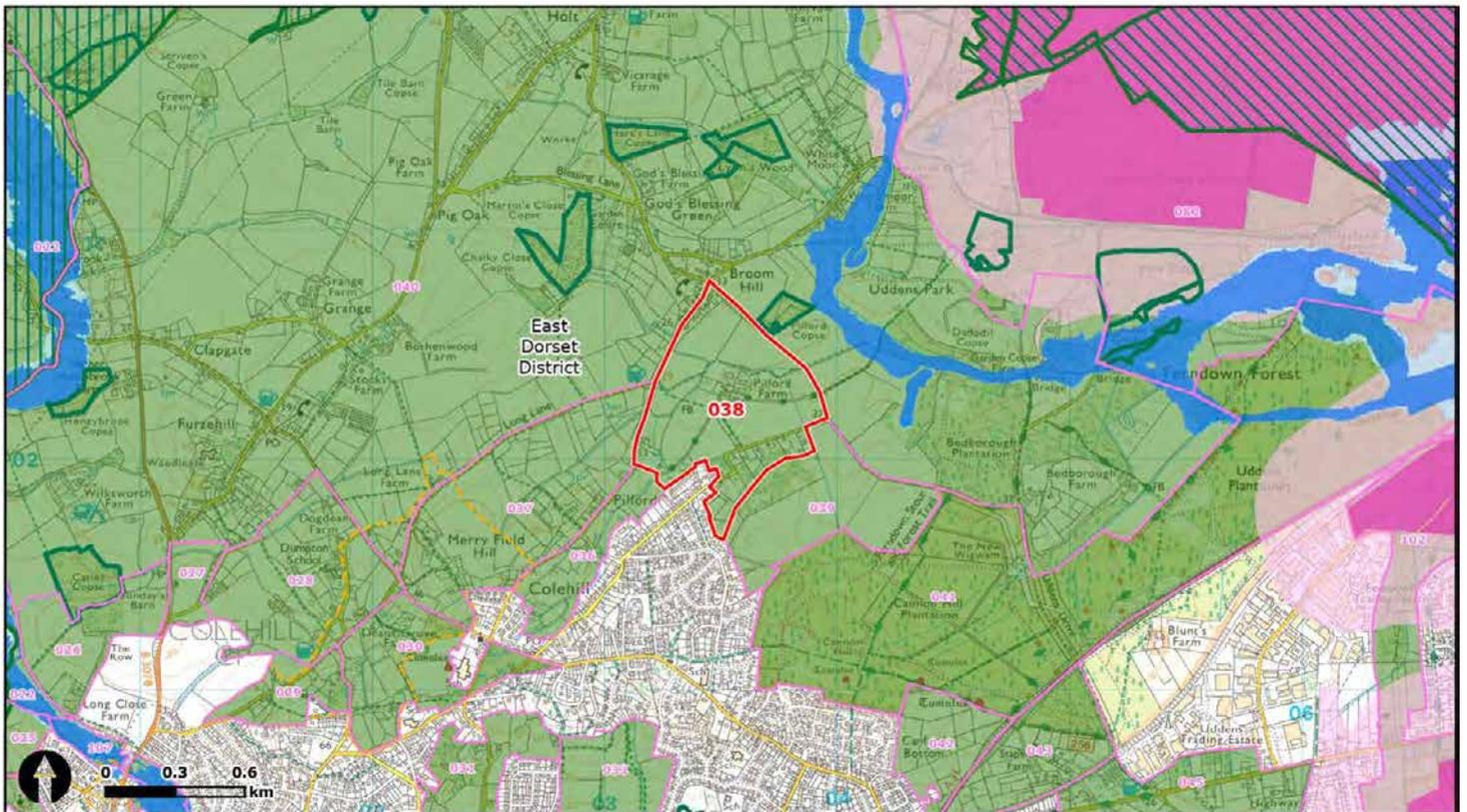
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	There are no towns close enough to the north-west of Colehill for this parcel to make any significant contribution to preventing coalescence.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	There is a strong distinction between the parcel and the hilltop development to the south. The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development.	Strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking north from the inset edge of Colehill at New Merrifield

Parcel	038	Colehill - Pilford	Area (ha)	47.5
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| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area	Wimborne and Colehill		
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Parcel	038	Colehill - Pilford	Area (ha)	47.5
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Development/land use

Hedged pasture fields centred on Pilford Farm, sloping gently down from the northern tip of Colehill (Pilford) and from the hamlet of Broom Hill to the south. Colehill Lane and Pilford Lane define the western and eastern edges of the parcel respectively. A strip of woodland to the south of Lonnen Road marks the southern edge to the east of the inset settlement. There are a scattering of houses within the parcel along the eastern end of Lonnen Road.

Relationship between settlement and countryside

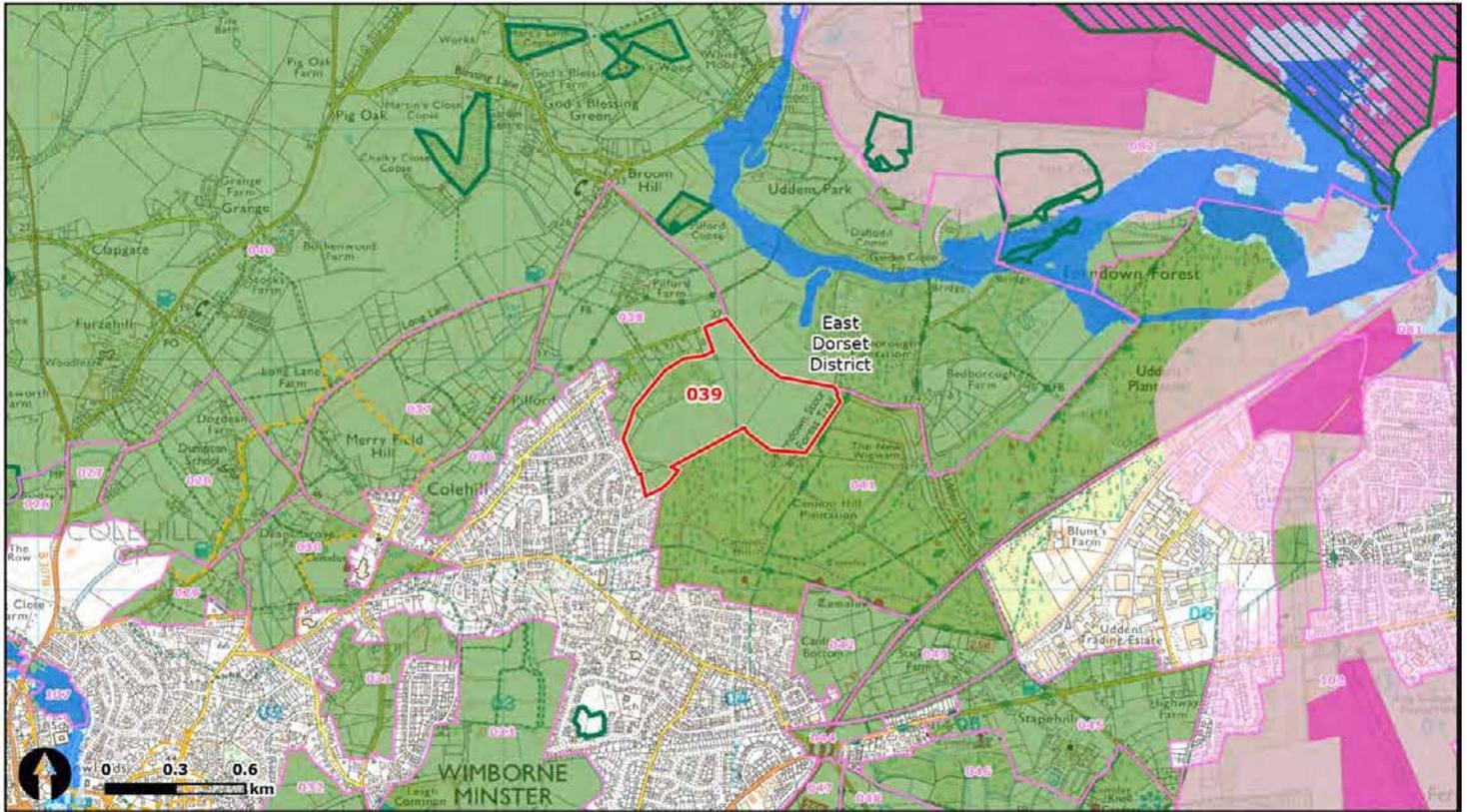
The agricultural buildings of Pilford Farm, as an appropriate Green Belt land use, do not affect openness, and the houses on Lonnen Road, low-density and set within well-wooded surrounds, are distinct from those in the urban area to the west. The urban sits on higher ground, with tree cover adding to its distinction from the parcel. The hamlet of Broom Hill has a mix of older dwellings and modern infill, but is not of a scale, form or density to represent a significant urbanising influence on the parcel.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	There are no towns close enough to the north of Colehill for this parcel to make any significant contribution to preventing coalescence.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The land parcel contains the characteristics of open countryside, and the containing roads do not represent any distinction in character from the surrounding countryside. The elevation of the urban area and its well-treed margins create separation between the parcel and the settlement, and development within and adjacent to the parcel doesn't have an urbanising influence. Development here would represent encroachment into the countryside.	Strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south-east from footpath near Pilford Farm towards Lonnen Road



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| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area	Wimborne and Colehill		
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Parcel	039	Colehill - north east	Area (ha)	33.3
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Development/land use

Fields to the east of Colehill, sloping down eastwards from the centre of the parcel. The parcel is contained by the Cannon Hill Plantation to the south, Pilford Lane to the east (just beyond which is the Bedborough Plantation) and a belt of woodland to the north. There is no built development in the area other several structures associated with equestrian uses adjacent to the urban edge in the south-western corner.

Relationship between settlement and countryside

Tree cover provides strong containment around most of the parcel but also limits the urbanising influence of the settlement. The lower, eastern part of the site has a greater sense of separation from the urban edge and a stronger relationship with the wider countryside.

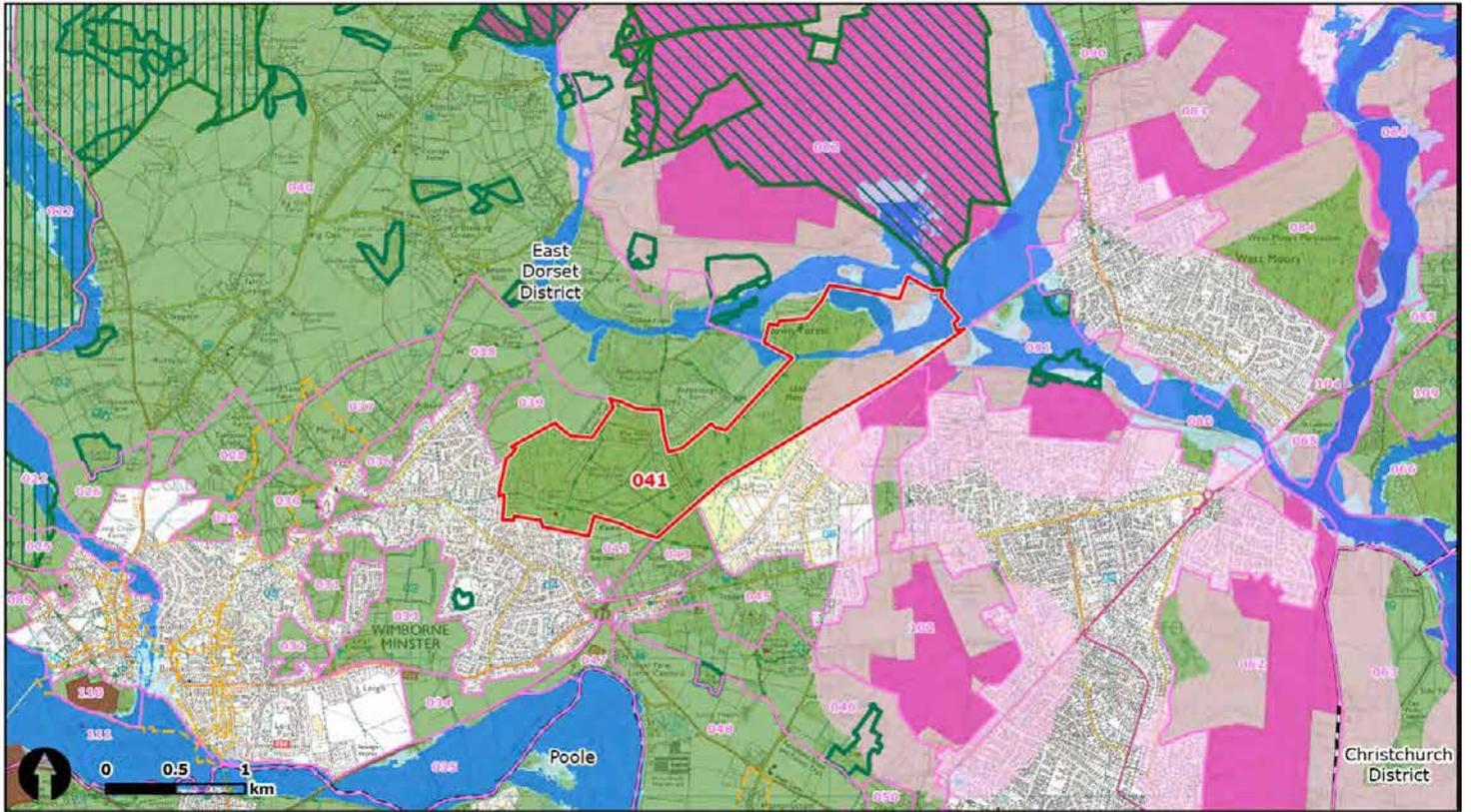
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne/Colehill is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel does contribute to preventing its potential sprawl.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	An extensive forested area lies between Colehill and Ferndown, the nearest town to the east. The parcel represents a moderately small portion of the gap between the towns and were it to be released there would still be strong separation between them.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel is open and undeveloped. The higher, western end is not separated from the urban area by any landform distinction, but tree cover along the settlement edge combined with containing woodland to the north and south mean that development here would relate poorly to the existing urban form, and therefore constitute greater countryside encroachment. The grazing land in the south-eastern corner, contained by a line of trees, has a stronger relationship with the urban edge than the rest of the parcel and so make a weaker contribution to this purpose.	Strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

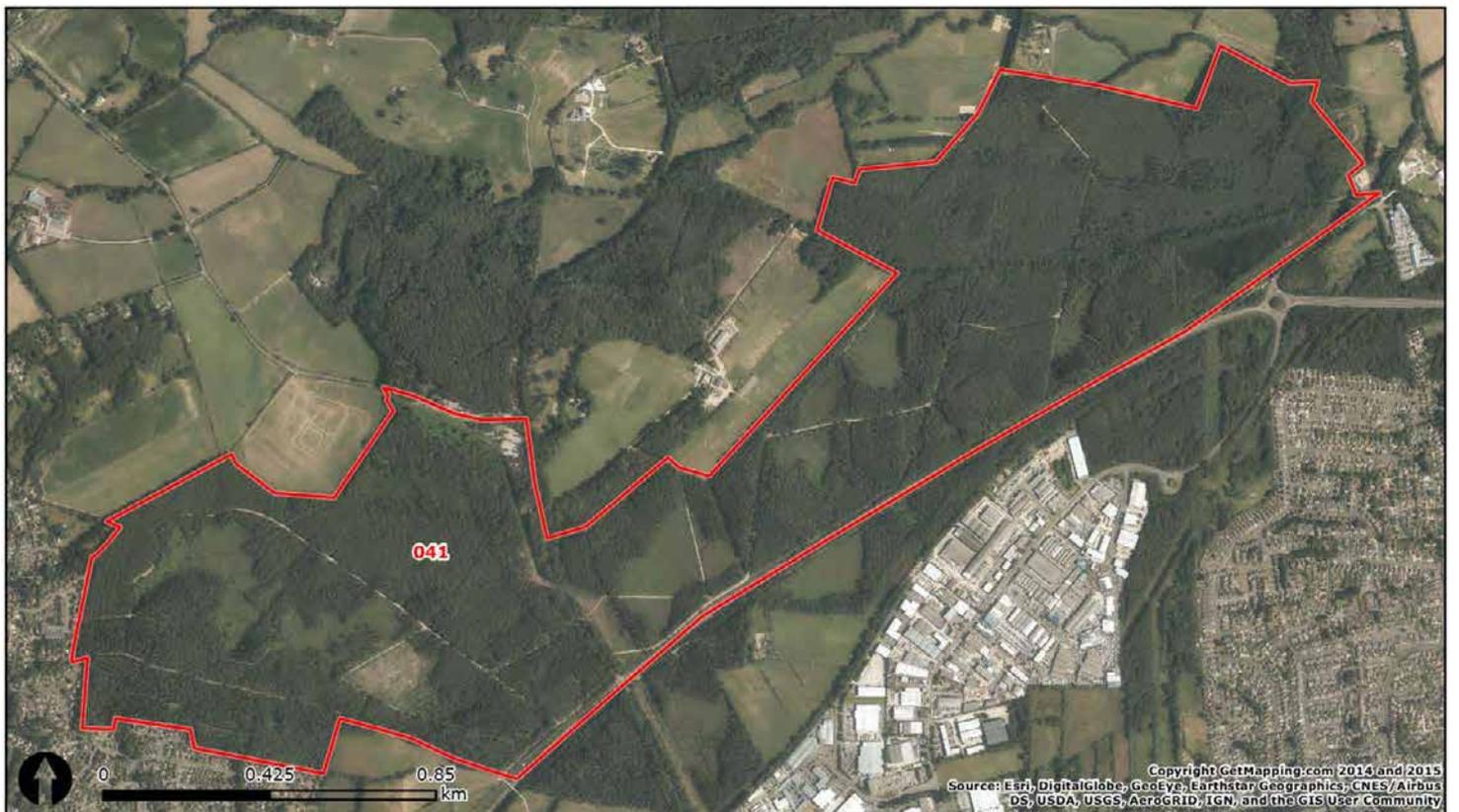


Looking east towards Bedborough Plantation from the inset edge of Colehill off Pilford Heath Road

Parcel	041	Ferndown Forest	Area (ha)	210.9
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area	Wimborne and Colehill		
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Parcel	041	Ferndown Forest	Area (ha)	210.9
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Development/land use

The parcel comprises forestry plantations of varying ages, with open access, together forming Ferndown Forest. The eastern end of the parcel includes land that lies within the Heathland 400m Zone, and also some areas of floodplain. The forest abuts Colehill to the west and Ferndown, together with the separate inset Uddens/Ferndown Industrial Estate, to the south. To the north lie Uddens Water and, beyond it, the expansive Holt Heath. The A31 marks the boundary between the forest and the settlements to the south, although there are continuations of woodland across the main road in several places, and also grazing pastures to either side of the road at Canford Bottom and Stapehill. Forest and grazing land around Blunt's Farm, between the A31 and a former railway, has been allocated for development as an extension to the Uddens/Ferndown Industrial Estate (Local Plan Policy FWP8). There is no built development within the parcel.

Relationship between settlement and countryside

Only the eastern end (c.20% of the area) has constraints that would preclude urban development, but the forest is a physically very distinct area from the adjacent settlements. The visual screening provided by forested areas is important in strengthening separation between settlements and also in creating isolation from urbanising influences, and the A31 forms a strong boundary to the south.

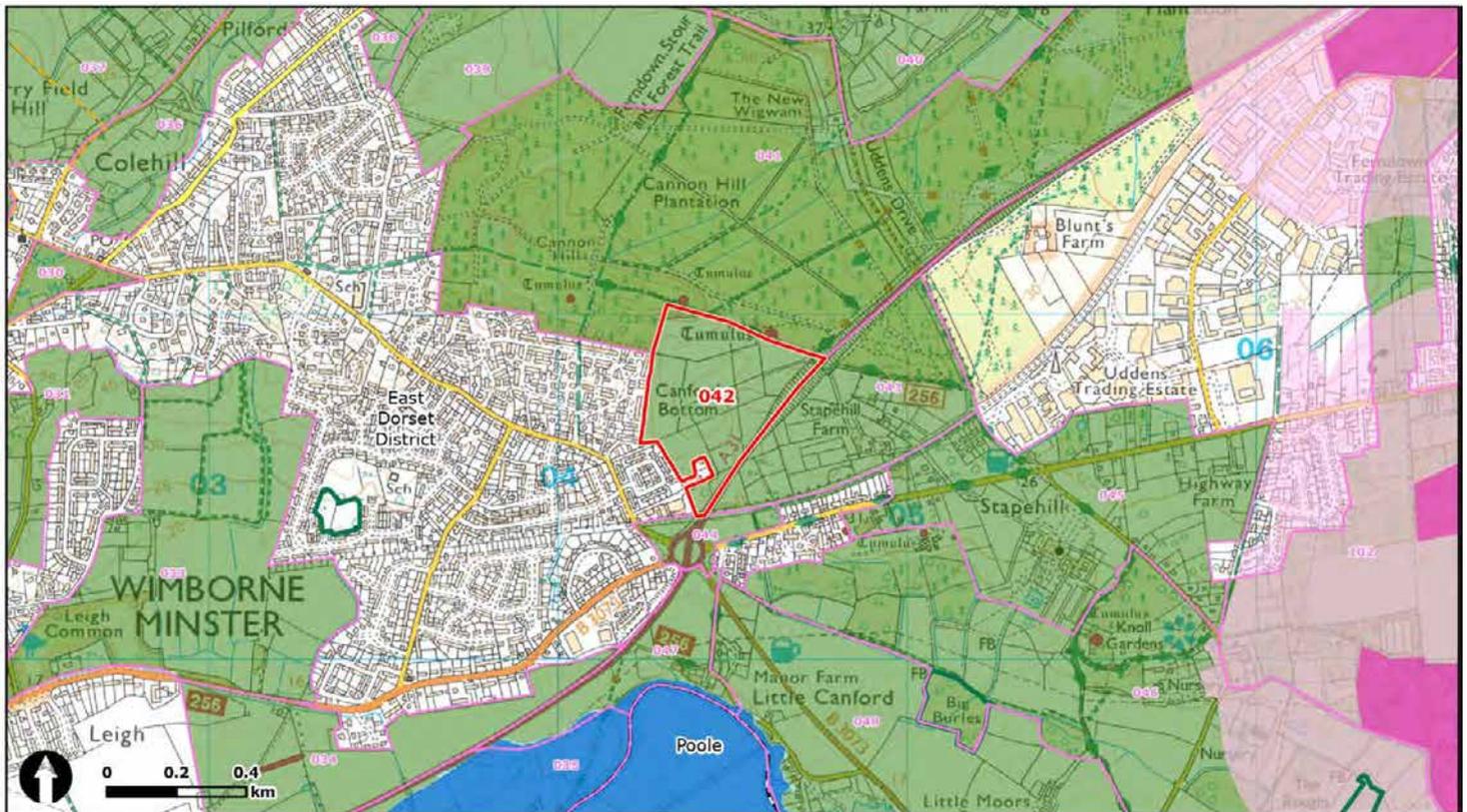
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large, built-up area of Bournemouth/Poole/Christchurch; any development in this area would be associated with Colehill or Ferndown. Land closer to the conurbation contributes to this purpose.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel occupies all of the land between Colehill and the Uddens/Ferndown Industrial Estate, and almost all of the gap between Colehill and the residential area of Ferndown, so loss of openness across the parcel as a whole would constitute near coalescence of the towns. Smaller areas of the parcel can be considered to make a weaker contribution to settlement separation, although the high ground of Cannon Hill, which rises above the settlement edge of Colehill, plays an important role.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	Ferndown Forest has a homogeneous character and its physical form creates isolation from the urban edges around it. The distinctive character of Cannon Hill adds to separation from Colehill and the presence of the A31 strengthens separation between the parcel and Ferndown and its industrial estates.	Strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



In Ferndown Forest

Parcel	042	Canford Bottom	Area (ha)	16.6
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



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Settlement Area	Wimborne and Colehill		
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Parcel	042	Canford Bottom	Area (ha)	16.6
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Development/land use

Pasture fields, in part subdivided by hedgerows, on undulating south-facing slopes adjacent to Canford Bottom (part of the Wimborne/Colehill urban area). Ferndown Forest bounds the parcel to the north and the A31 forms the eastern/southern edge. There is no built development in the parcel.

Relationship between settlement and countryside

Ferndown Forest and the A31 provide strong containment to the parcel, creating separation from the wider countryside. The parcel's undulating terrain is similar to that of the adjacent urban area, and hedgerows do not constitute a strong Green Belt edge.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Any development here would be associated with the adjacent urban edge of Wimborne/Colehill, which does not constitute a large built-up area. There is significant separation between the parcel and the large, built-up area of Bournemouth/Poole/Christchurch to the south.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	There are only narrow Green Belt gaps between Wimborne/Colehill/Canford Bottom and inset settlement along Wimborne Road at Stapehill, and in turn between Stapehill and the town of Ferndown. However development to the south of this parcel already abuts the A31, so further loss of openness to the north of the A31, although it would reduce the distance between the towns, would have a more limited impact on the perceived settlement gap, with land to the east of the main road playing a more significant role in this respect.	Moderate
3 - Assist in safeguarding the countryside from encroachment	The extent of containment around the parcel means that it has a stronger relationship with the urban area to the west than to the wider countryside.	Relatively weak
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south from the edge of Ferndown Forest

Parcel	044	Staphehill - Colehill	Area (ha)	4.2
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| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



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Settlement Area	Wimborne and Colehill		
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Parcel	044	Stapehill - Colehill	Area (ha)	4.2
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Development/land use

A field to the north of Wimborne Road West, opposite inset development at the western end of Stapehill, together with the Canford Bottom Roundabout and small pockets of hedgerow and tree cover around it. The parcel abuts the edge of the Wimborne/Colehill urban area to the west, but there is open land to south and north. There are no buildings in the parcel, but roads and associated infrastructure, including street lights and pavements, occupy much of the area, limiting the potential capacity for built development.

Relationship between settlement and countryside

The inset settlement edges to either side of the parcel are only 150m apart, with the intervening space occupied by the busy Canford Bottom Roundabout, which is crossed by the A31, so countryside character is diminished. However tree cover within the parcel, and the retention of some open green space, plays a significant role in screening development from the A31 and B3073, so this combined with the retention of open land to the north and south preserves some sense of separation between settlements.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Any development here would be associated with the adjacent urban edges of Stapehill or Wimborne/Colehill, neither of which constitute large built-up areas. There is significant separation between the parcel and the large, built-up area of Bournemouth/Poole/Christchurch to the south.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	Although Stapehill is not a town, it occupies most of the space between the towns of Wimborne/Colehill and Ferndown, so by forming the gap between Wimborne/Colehill and Stapehill this parcel forms a significant proportion of the remaining Green Belt where the settlement gaps are narrowest. The contribution that the parcel makes to the separation of towns is limited by the narrowness of the gap and the extent of infrastructure development within it, so the presence of the A31 and the openness of land to the north and south of Stapehill are more significant in preserving the gap between towns than the retention of openness within this parcel where settlement separation is already fragile. However the parcel's tree cover and open spaces nonetheless contribute to the perceived gap, and preserve a physical north-south Green Belt link.	Moderate
3 - Assist in safeguarding the countryside from encroachment	The roundabout, with its associated pavements and street lighting, diminishes countryside character. The field that forms the eastern part of the parcel is undeveloped, but is sufficiently contained by inset settlement, with tree cover providing a well-defined edge to the north, for it to have a stronger relationship with urban settlement than with the countryside.	Relatively weak
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking west towards Canford Bottom Roundabout, with Wimborne Road West to the left

Parcel	047	Little Canford	Area (ha)	11.9
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



Settlement Area	Wimborne and Colehill		
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Parcel	047	Little Canford	Area (ha)	11.9
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Development/land use

Open grazing land contained between the River Stour and its floodplain to the south, the A31 to the west/north and Fox Lane, Little Canford to the east. The buildings of Manor Farm lie in the south-eastern corner of the parcel.

Relationship between settlement and countryside

The river and its floodplain form a strong boundary to the south and west of the parcel, but in terms of its physical character there is little distinction between this flat, visually open area and the floodplain landscape. The A31 creates strong separation between the urban edge of Wimborne to the north, and woodland and the B3073 separate the parcel from inset settlement at Stapehill. Manor Farm's agricultural use means that it is appropriate Green Belt development, and a short row of dwellings and a pub within the Green Belt on the eastern side of Fox Lane are not of a density, form or scale to constitute a significant urbanising influence. The northern end of the parcel, adjacent to Canford Bottom Roundabout, plays a significant role in maintaining a gap between the inset settlements of Wimborne/Colehill and Stapehill.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Any development here would be associated with the adjacent urban edge of Wimborne/Colehill or Stapehill, neither of which constitutes a large built-up area. There is significant separation between the parcel and the large, built-up area of Bournemouth/Poole/Christchurch to the south.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The northern part of the parcel occupies all of the gap between Wimborne/Colehill and Stapehill. Stapehill is not a town, but there are only narrow gaps between Stapehill and the town of Ferndown, so loss of openness here would result in a reduction in perceived settlement separation.	Moderate
3 - Assist in safeguarding the countryside from encroachment	The land parcel contains the characteristics of open countryside. It relates strongly to the wider Stour Valley countryside, is strongly separated from adjacent settlements and lacks urbanising development.	Strong
4 - To preserve the setting and special character of historic towns	Wimborne is considered a historic town, but this parcel's distance from the historic core, and the intervening presence of modern riverside development at Leigh, means that it makes little contribution the town's historic setting.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking west from Fox Lane towards the A31

Settlement Area

Wimborne and Colehill

Parcel	107	River Allen	Area (ha)	8.4
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|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3 | National Park |
| Other Green Belt Parcels | Flood Zone 2 | Ancient Woodland |
| Local Authority Boundary | Statutory environmental designations | National Nature Reserves |
| Green Belt | Heathland 400m consultation zone | Area of Outstanding Natural Beauty |
| Urban Extension | Scheduled Monument | Registered Parks and Gardens |
| | | Conservation Area |



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Settlement Area	Wimborne and Colehill		
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Parcel	107	River Allen	Area (ha)	8.4
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Development/land use

This parcel contains the valley of the River Allen, immediately adjacent to the north of Wimborne. Riparian woodland is found along the course of the river, with flood plain pastures on the valley floor. Most of the parcel falls within Flood Zone 3. There are no buildings within the parcel. Land within Policy WMC7 of the Adopted Core Strategy is adjacent to the north of the parcel.

Relationship between settlement and countryside

The parcel has a strong visual relationship with Wimborne Minster as it is located where the River Allen flows into the town. The parcel also has a relationship with the valley of the River Allen upstream, within parcel 022, and the surrounding undeveloped countryside.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Wimborne is not defined as a large, built-up area in this assessment. The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so land that does not contribute to the gap between the conurbation and Wimborne is not considered to contribute to preventing potential sprawl of the large, built-up area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The existing areas of development either side of the parcel are both part of the town of Wimborne. The parcel is a considerable distance from any other town and therefore makes a negligible contribution to this purpose.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel is to an extent contained by development but is itself undeveloped and, as a river valley, forms a key connective feature between Wimborne and the wider countryside. Development within the parcel would be perceived as encroachment into the countryside.	Relatively strong
4 - To preserve the setting and special character of historic towns	The River Allen flows into the historic core of Wimborne from the north and although the Conservation Area Appraisal does not consider this part of the river to be a key part of the setting, it does contribute to the wider setting of the historic town and the town's role as a bridging point between the River Allen and River Stour is a key part of its history.	Moderate
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south-east along Allen Valley towards Walford, from footpath alongside waterworks