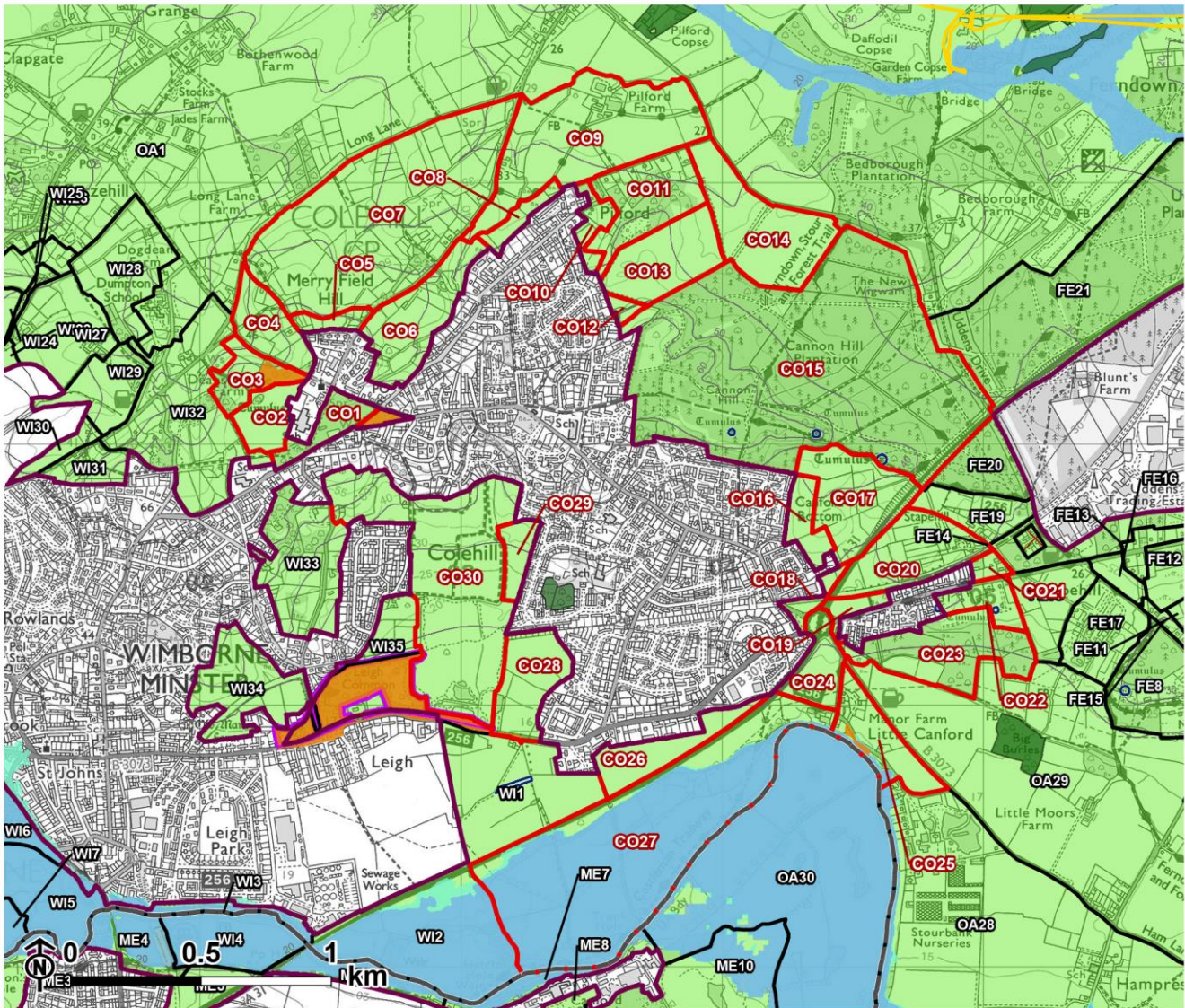


**Appendix B**  
**Detailed Stage 1**  
**Contribution**  
**Assessments:**  
**Colehill - Part 1**

# Colehill



- - - Local Authority boundary

— Inset area

Green Belt

Colehill parcel

Neighbouring parcel

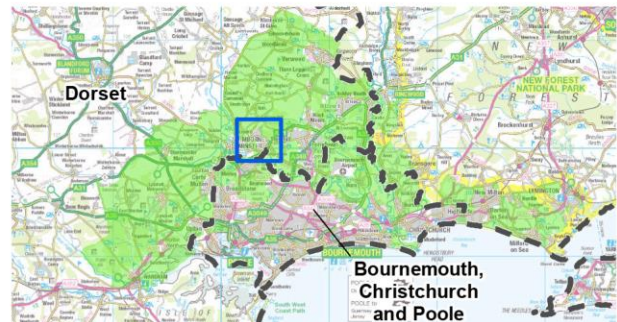
No openness

### Absolute constraints

Ancient Woodland Inventory

Scheduled monument

CROW Registered Common Land



### Potential constraints

Local Nature Reserve

Flood zone 3

Flood zone 2

400m Heathland Area

## Map Copyright Information

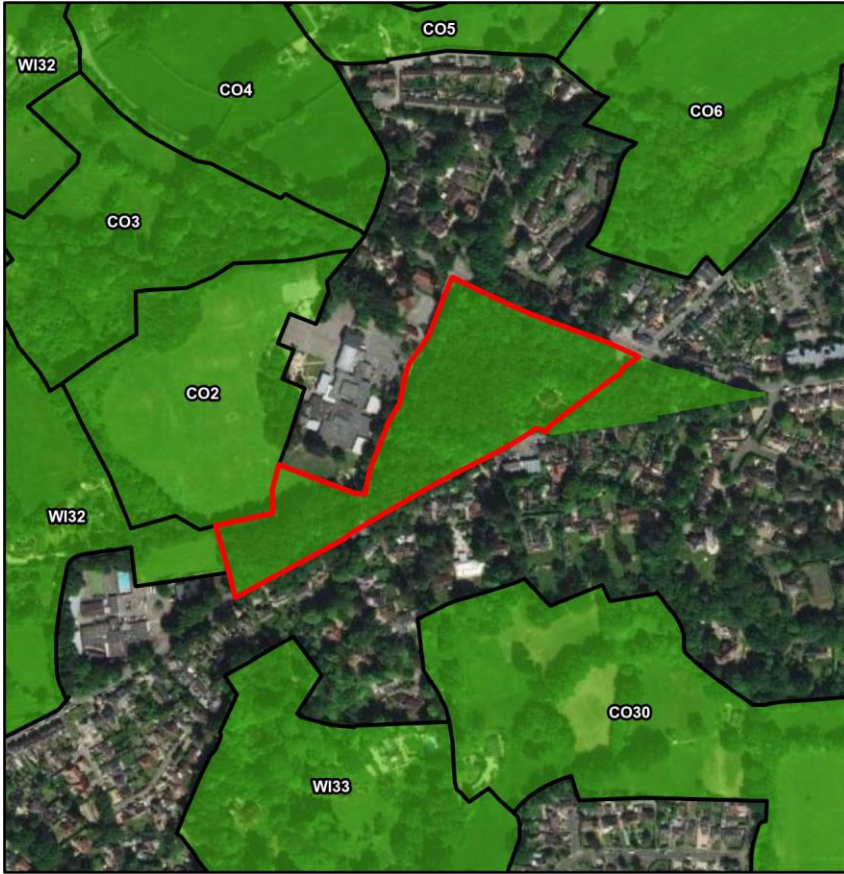
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## Components of contribution assessment

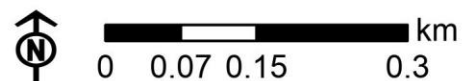
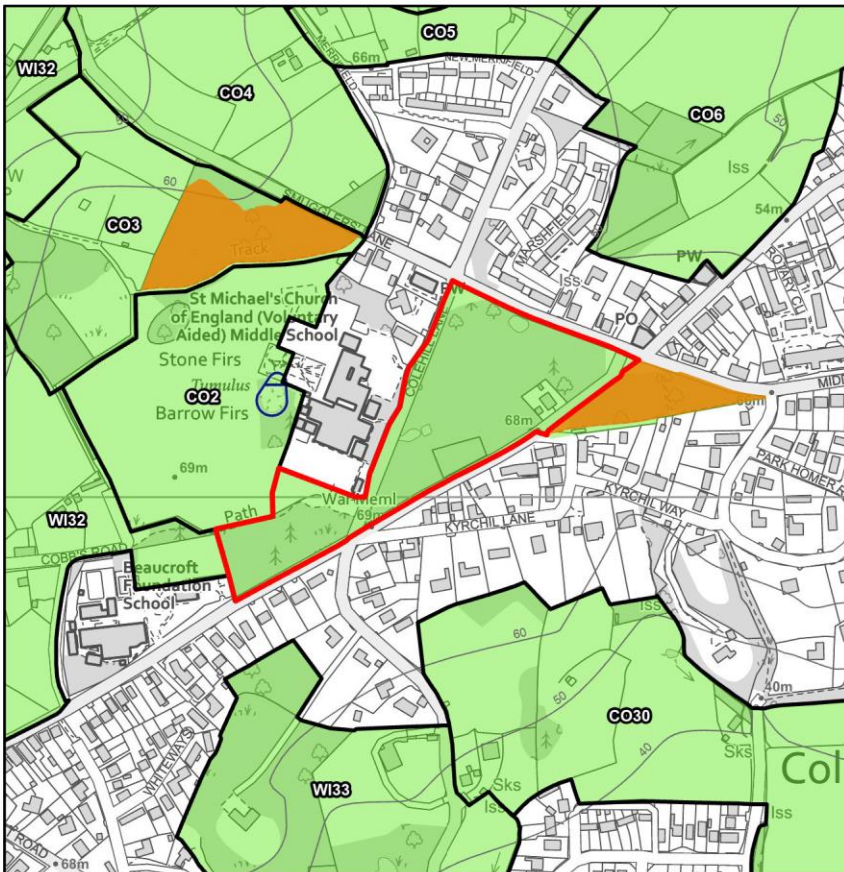
The analysis of contribution to the Green Belt purposes considers:

- the relevance of each Green Belt purpose, given the parcel's location relative to large built-up areas, towns, countryside and historic towns;
- the extent to which the land can be considered open in Green Belt terms;
- for Purpose 1-3, the degree of distinction between the parcel and urban area(s) - that is, the extent to which land is associated with the urban area or with the wider countryside. A stronger distinction from the urban area increases contribution to these purposes, where relevant.

# Contribution of land in CO1



- CO1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- CROW Registered Common Land



# CO1

## **Parcel location and openness**

Parcel size: 3.94ha

The parcel is located on the north 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.

The parcel is open, comprising of a small wooded area.

## **Distinction between parcel and inset area**

The whole of the parcel is located in close proximity to the inset area as it is small and almost entirely contained by urban development. This small, enclosed nature of the parcel provides little separation from the inset area, but the wooded land cover does limit some views of urban development and also means that the land cover is very prominent compared to the inset area. Overall there is moderate distinction between the parcel and the urban area.

# CO1

## 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. 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. The parcel lies close to the connecting urban development but helps to maintain the narrow separation that exists between the settlement areas as a whole. 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

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

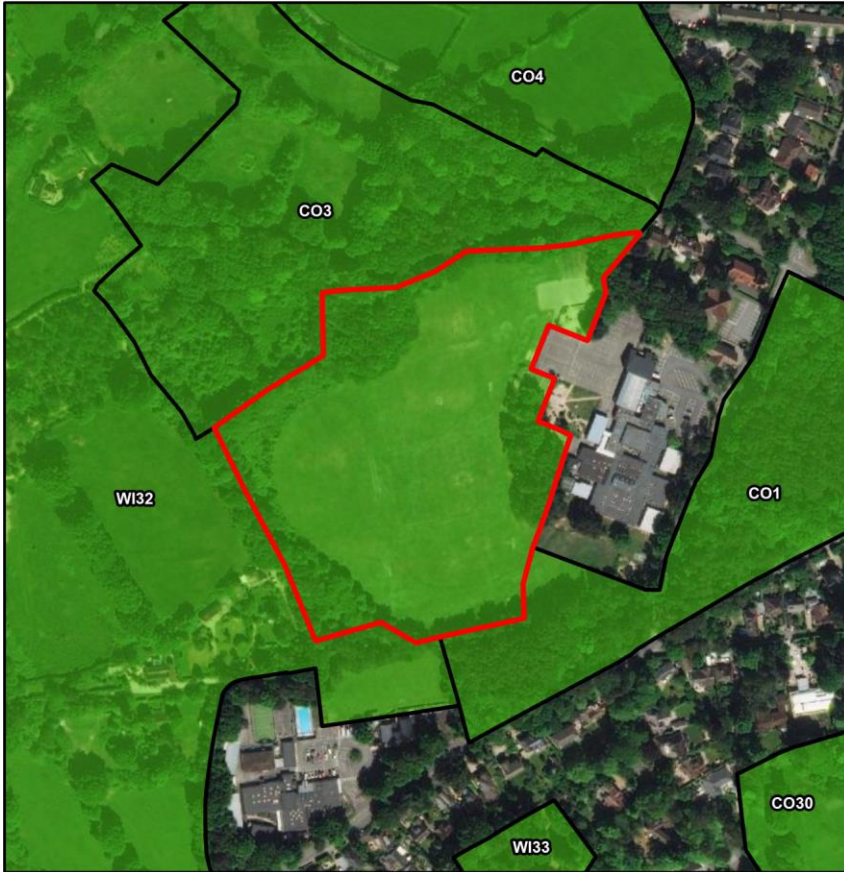
The parcel does not contribute to the setting or special character of any historic towns.

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

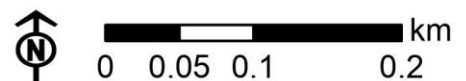
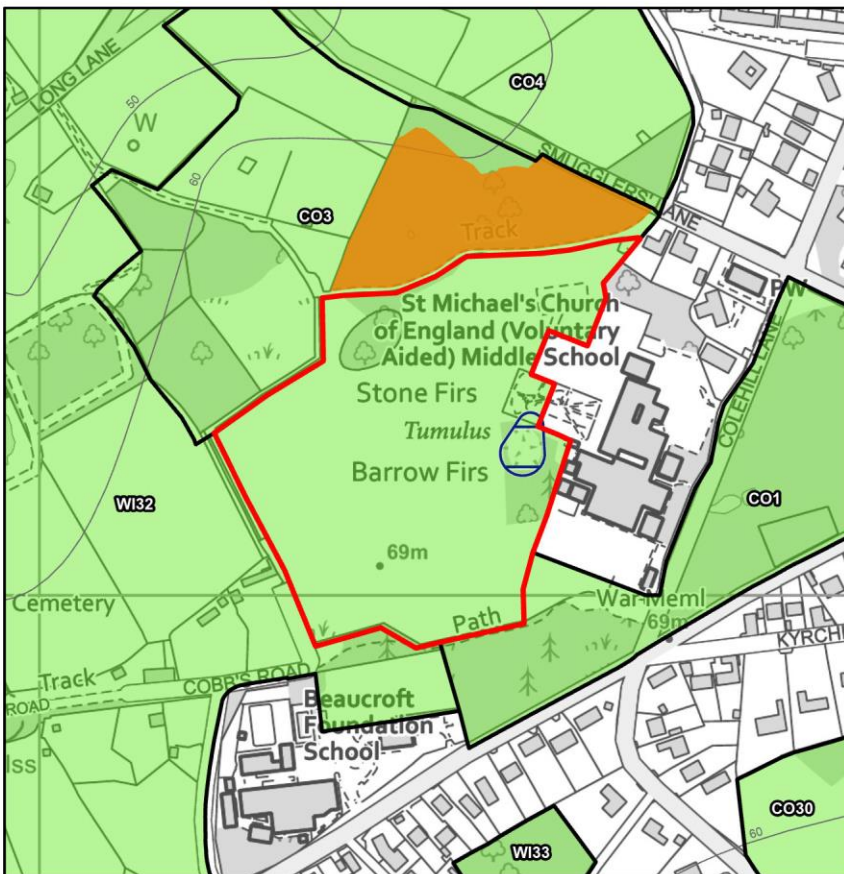
Contribution: Equal

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

# Contribution of land in CO2



- CO2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- CROW Registered Common Land



# CO2

## Parcel location and openness

Parcel size: 4.61ha

The parcel is located on the north 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.

The parcel is open, comprising of sports pitches associated with St Michael's Middle School in the inset area to the east. However, this is 'appropriate' in the Green Belt and therefore does not impact openness.

## Distinction between parcel and inset area

There is no boundary feature between the parcel and the urban area, given that they are sports pitches connected to a school, which results in a weak degree of separation. The whole of the parcel lies in close proximity to the urban area. The parcel has some degree of urban containment, given that there is development to south and neither the countryside nor the urban area dominates views. Overall there is weak distinction between the parcel and the urban area.



# CO2

## 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. 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. The parcel lies close to the connecting urban development, but helps to maintain the narrow separation that exists between the settlement areas as a whole. 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 sports pitch uses which are associated with a school in 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

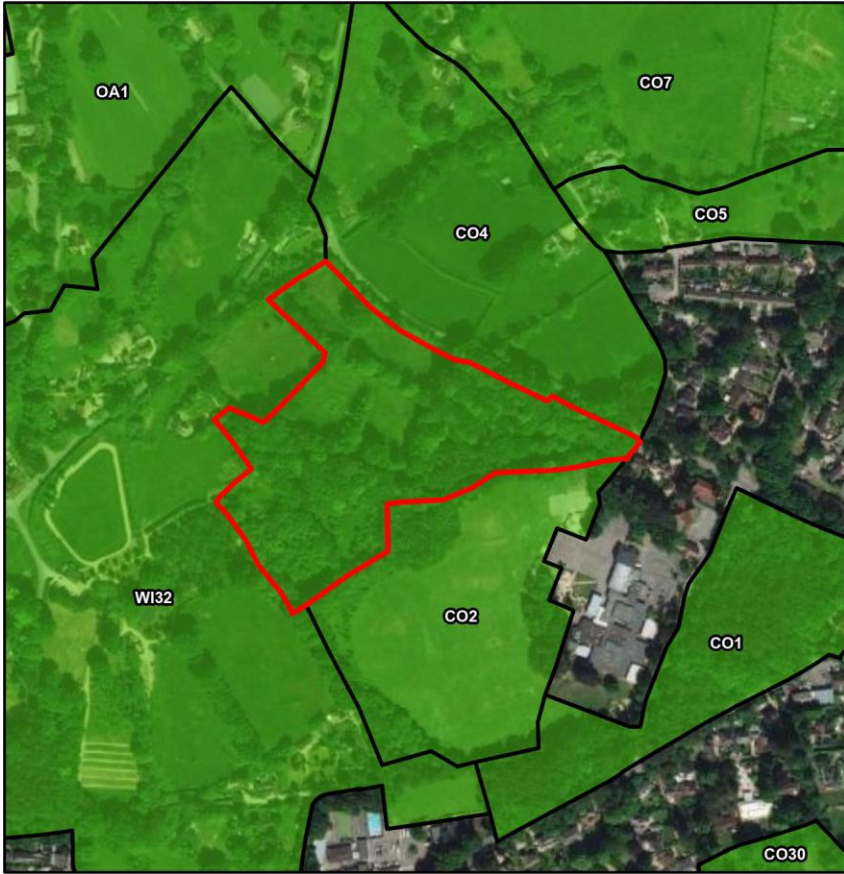
The parcel does not contribute to the setting or special character of any historic towns.







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

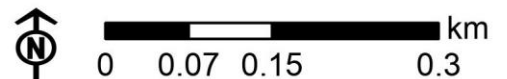
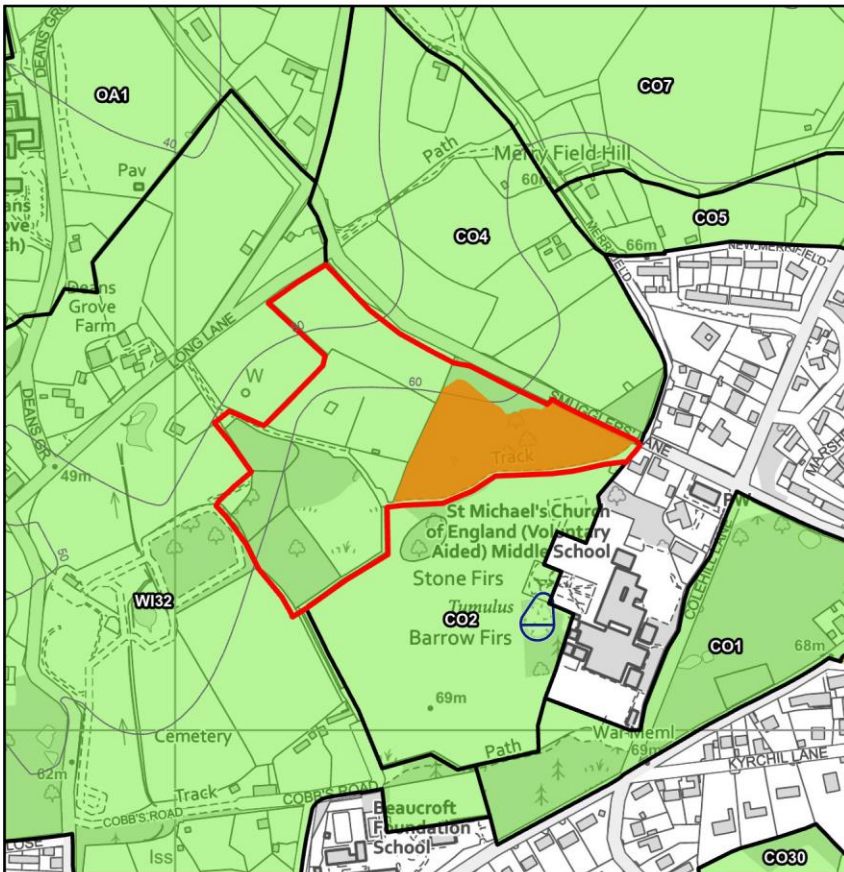
Contribution: Equal

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

# Contribution of land in CO3



-  CO3
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  CROW Registered Common Land



# CO3

## Parcel location and openness

Parcel size: 4.94ha

The parcel is located on the north 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 at Colehill is an absolute constraint that is located within the parcel.

The parcel is open, comprising of a forested area in the east that is registered as common land and small fields in the west.

## Distinction between parcel and inset area

The wooded area at the inset edge is a strong boundary feature providing separation. The parcel is not contained by urban development and the woodland reduces any views of the urban area, resulting in views being dominated by open countryside. Furthermore, the steep slope landform and forested land cover are significantly different from the urban area. Overall there is very strong distinction between the parcel and the urban area.

# CO3

## 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. The parcel lies close to the connecting urban development, helping to maintain the narrow separation that exists between the settlement areas as a whole. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.

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

Contribution: Strong

The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

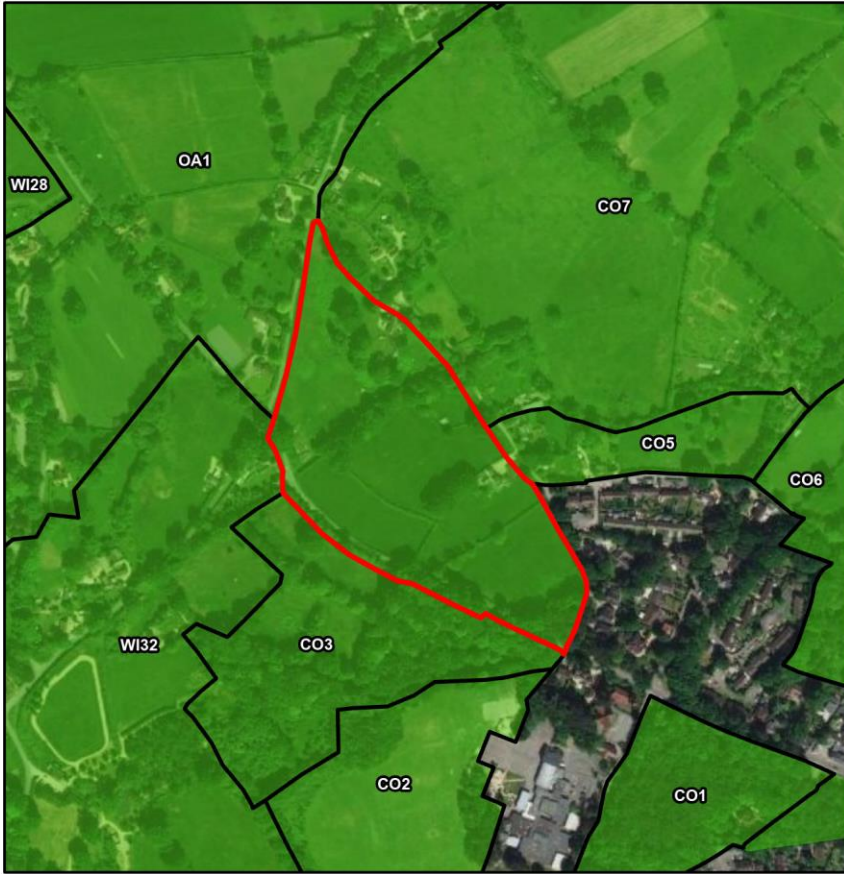
The parcel does not contribute to the setting or special character of any historic towns.

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

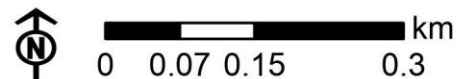
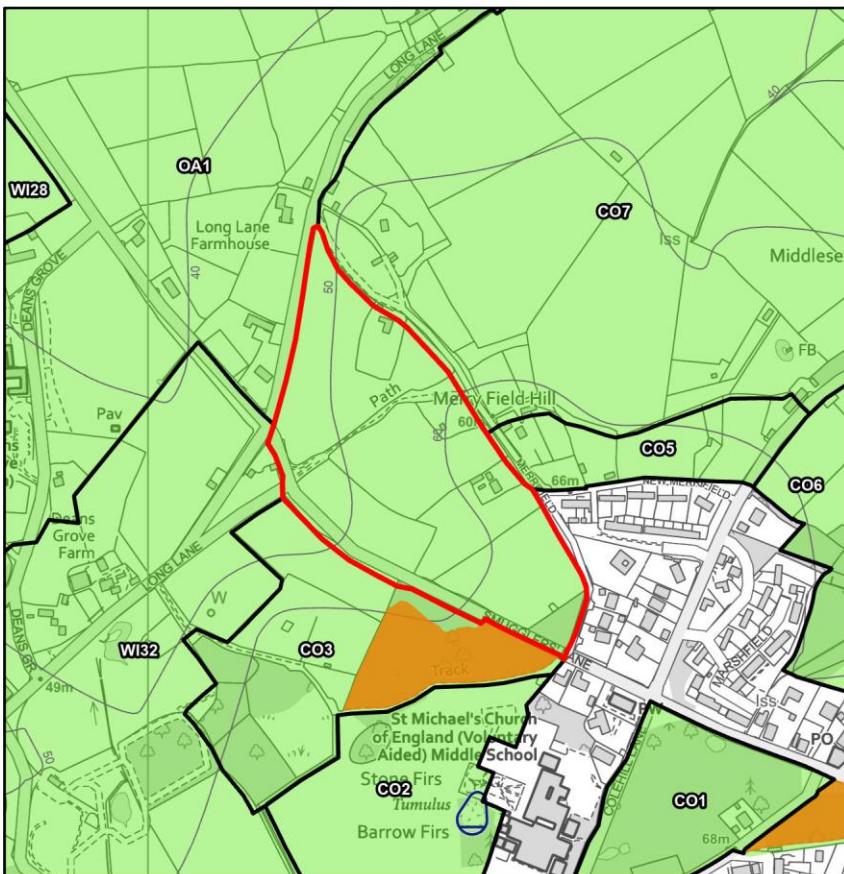
Contribution: Equal

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

# Contribution of land in CO4



- CO4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- CROW Registered Common Land



# CO4

## Parcel location and openness

Parcel size: 6.5ha

The parcel is located on the north 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.

The parcel is open, comprising of agricultural fields in the south and shrubland in the north. There are two residential properties within the parcel, but this scale of development is not large enough to impact openness.

## Distinction between parcel and inset area

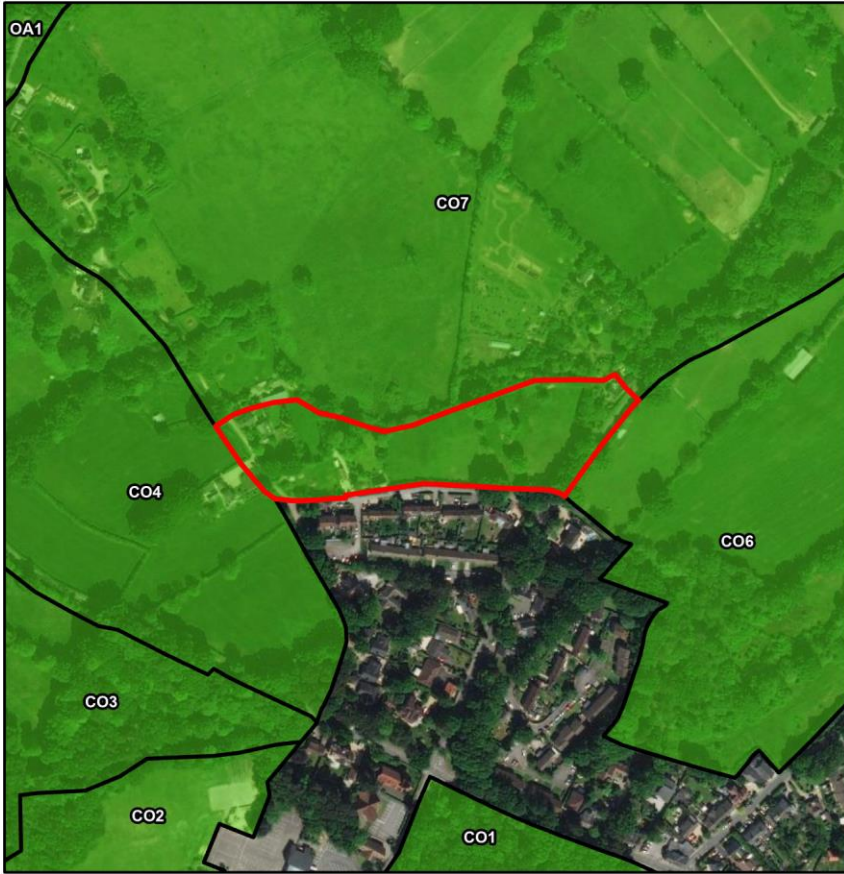
The sloping landform of the parcel is relatively prominent, providing some distinction from Colehill. The treeline at the urban edge is a moderate boundary feature, providing some separation from the urban area. The parcel is not contained by urban development and as a result views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

# CO4

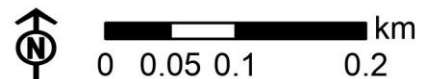
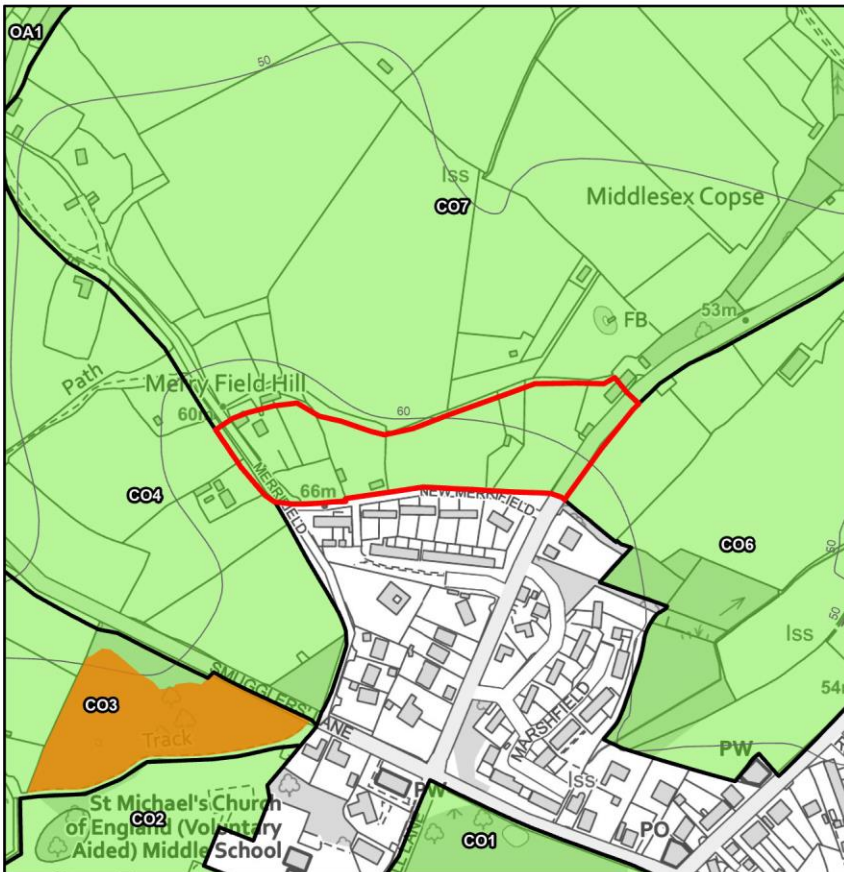
## Contribution to the Green Belt purposes

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

# Contribution of land in CO5



-  CO5
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  CROW Registered Common Land





# CO5

## Parcel location and openness

Parcel size: 1.9ha

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

The parcel is open, comprising of several fields. There is some residential development in the west of the parcel, but it is not large enough in scale to impact openness.

## Distinction between parcel and inset area

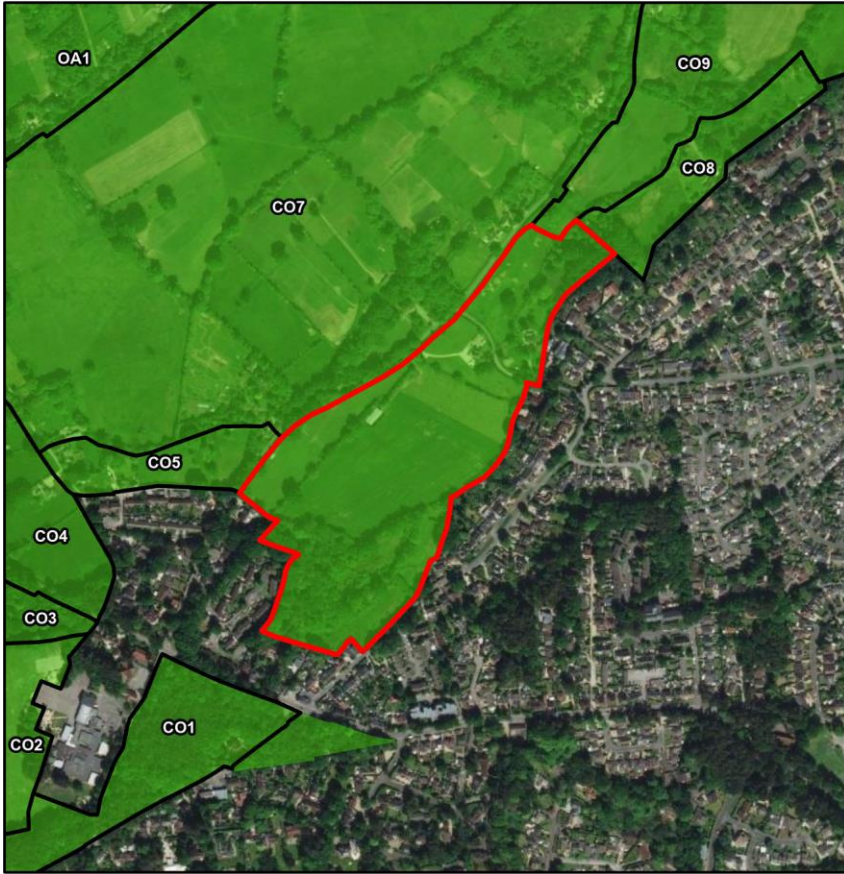
The whole of the parcel lies in close proximity to the urban area and the road provides weak separation. However, the parcel is not contained by urban development and therefore views are dominated by open countryside. Overall there is moderate distinction between the parcel and the urban area.

# CO5

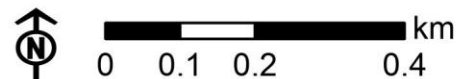
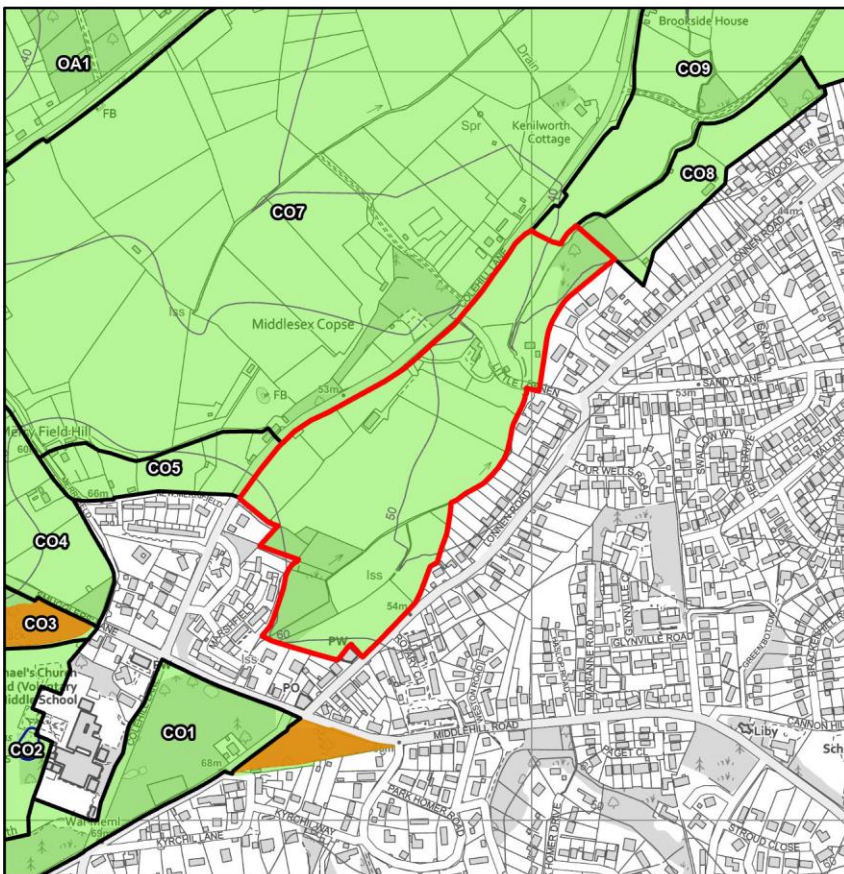
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO6



-  CO6
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument
-  CROW Registered Common Land



# CO6

## Parcel location and openness

Parcel size: 11.26ha

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

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

## Distinction between parcel and inset area

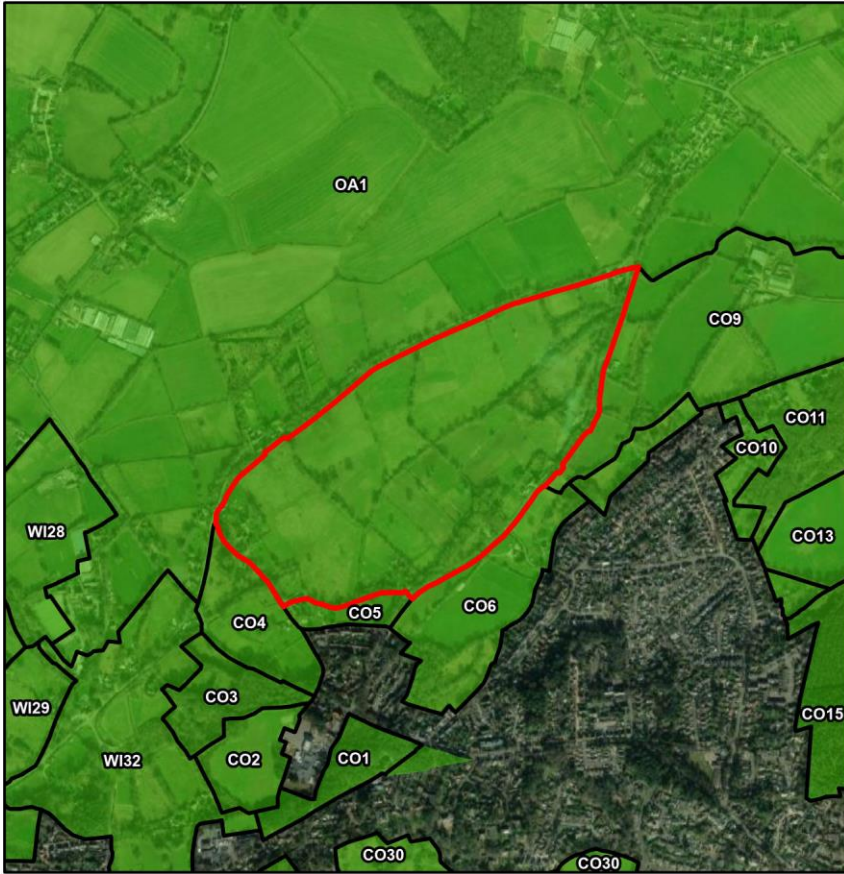
The parcel is located in close proximity to Colehill and is subject to some degree of urban containment due to inset development to the southwest. The treeline at the inset edge provides a moderate boundary from the urban area and landform provides some distinction from the inset settlement as the parcel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

# CO6

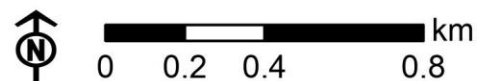
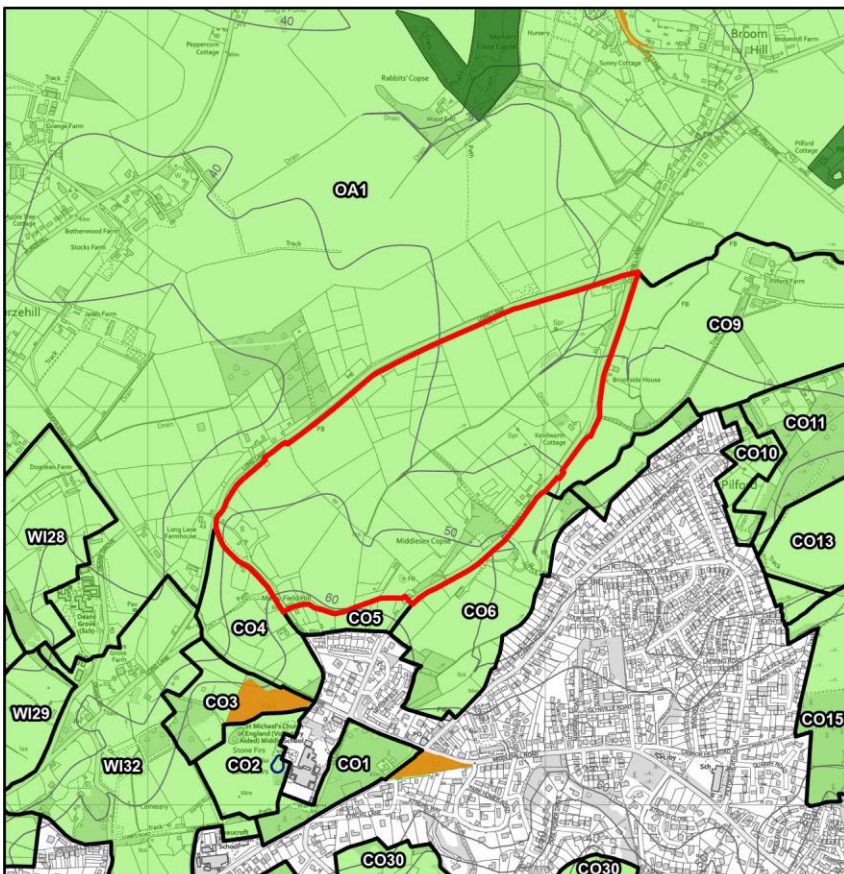
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO7



- CO7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land



# CO7

## Parcel location and openness

Parcel size: 47.36ha

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

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

## Distinction between parcel and inset area

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

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

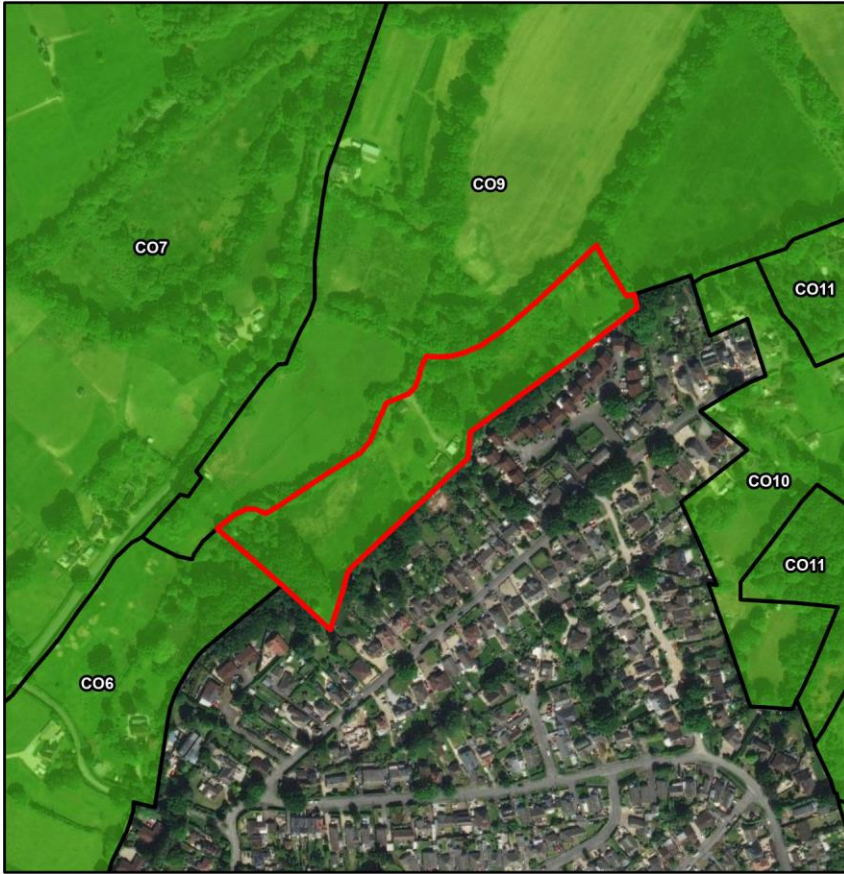
# CO7



## Contribution to the Green Belt purposes

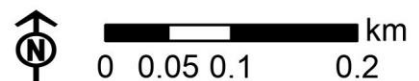
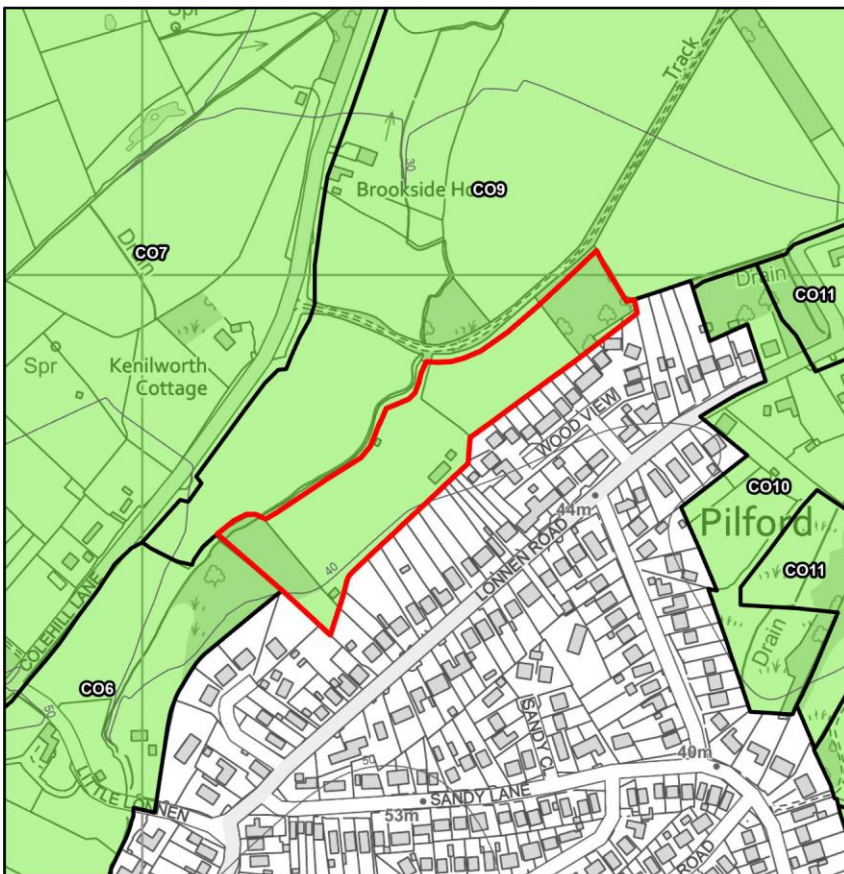
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.



# Contribution of land in CO8



-  CO8
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



# CO8

## Parcel location and openness

Parcel size: 2.4ha

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

The parcel is open, comprising of grassland and shrubland.

## Distinction between parcel and inset area

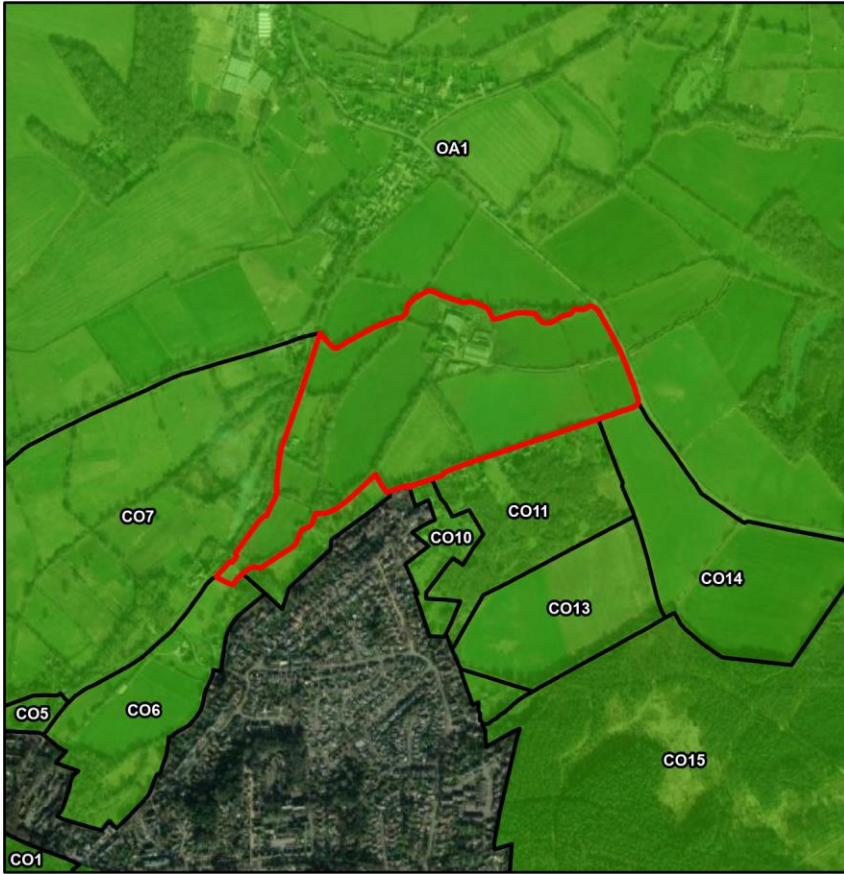
The whole of the parcel is located in close proximity to Colehill. The sloping landform of the parcel provides some distinction from the urban area and the mature trees at the inset edge are a moderate boundary feature from the inset settlement. Neither the countryside nor the urban area dominates views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

# CO8

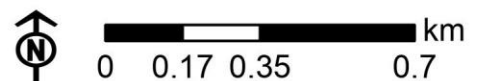
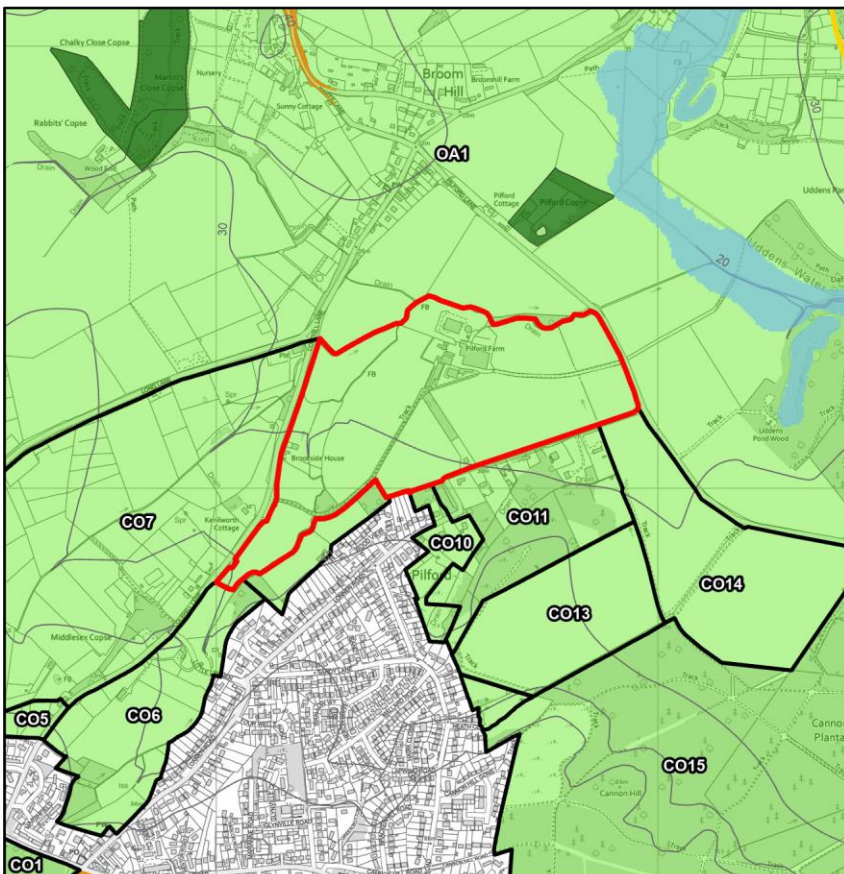
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO9



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



# CO9

## Parcel location and openness

Parcel size: 26.69ha

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

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

## Distinction between parcel and inset area

The parcel lies on the far side of stream valley, and therefore landform provides some distinction from the urban area. The stream and mature trees south of the parcel form a strong boundary from the urban area. The parcel is not contained by urban development and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

# CO9

## Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

The parcel does not lie between neighbouring towns.

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

Contribution: Strong

Land within the parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

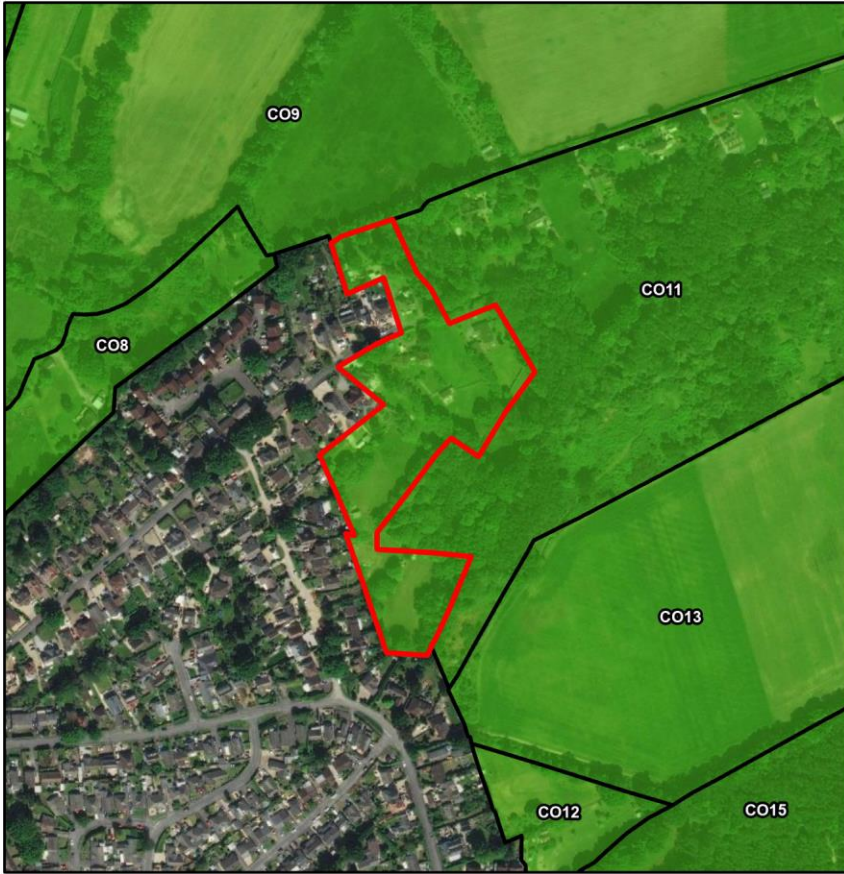
The parcel does not contribute to the setting or special character of any historic towns.

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

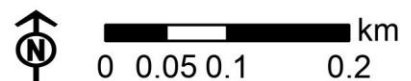
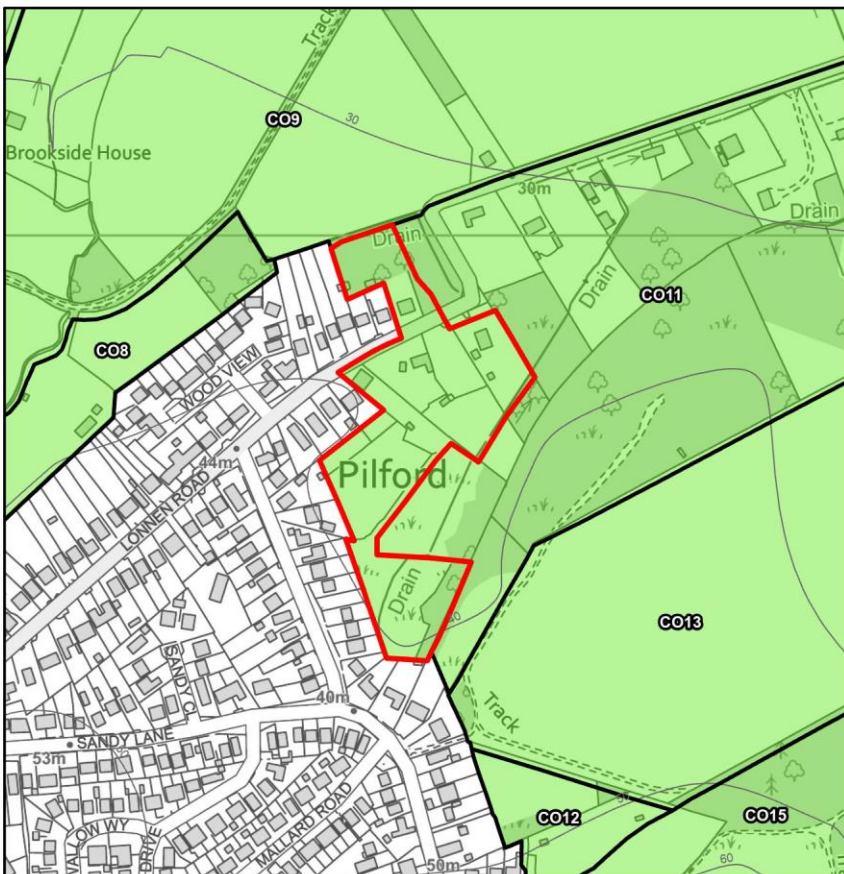
Contribution: Equal

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

# Contribution of land in CO10



-  CO10
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



# CO10

## Parcel location and openness

Parcel size: 2.7ha

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

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

## Distinction between parcel and inset area

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

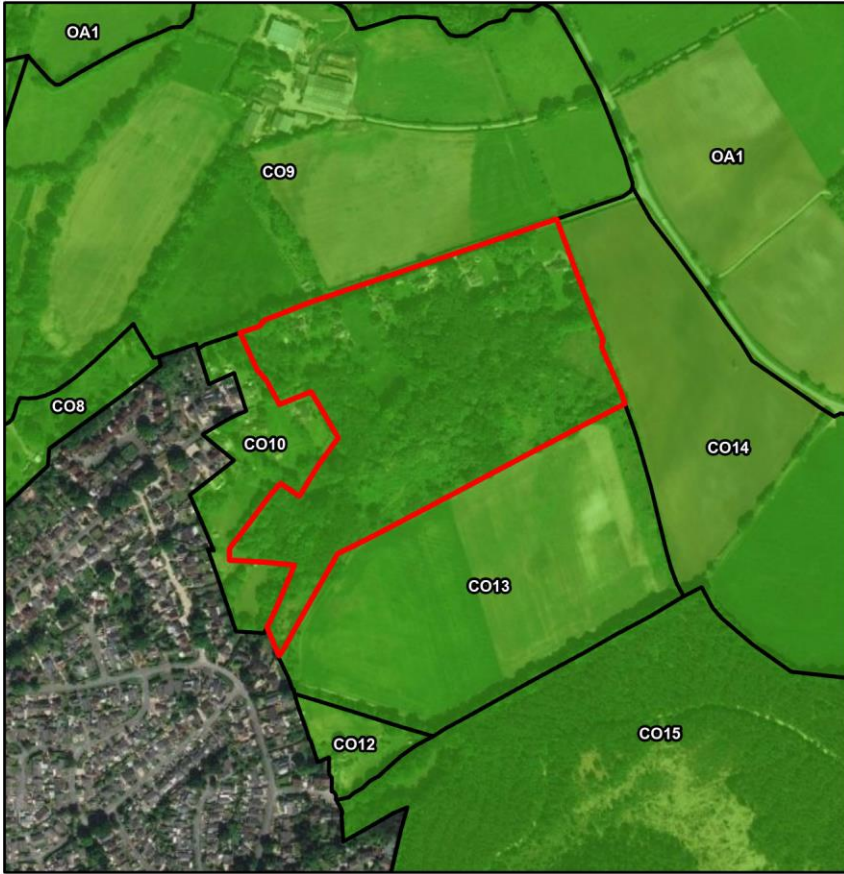


# CO10

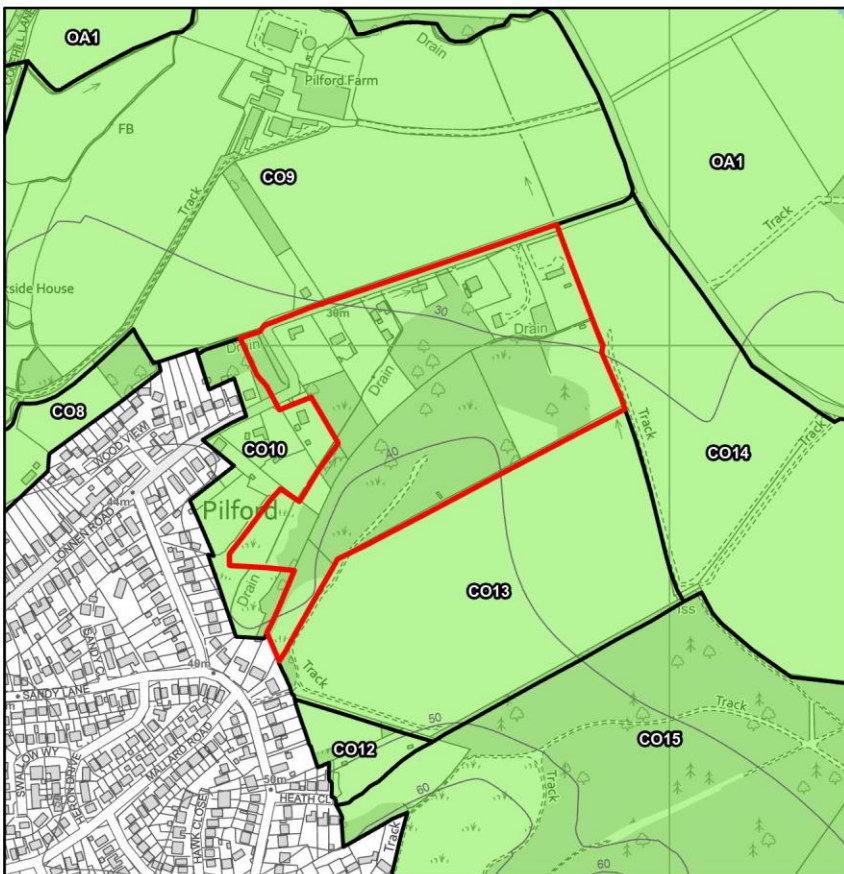
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO11



- CO11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3



# CO11

## **Parcel location and openness**

Parcel size: 11.06ha

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

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

## **Distinction between parcel and inset area**

The parcel has been breached by some residential development, but its wooded nature provides a moderate boundary from the urban area. The wooded land cover within the parcel is relatively prominent, providing some distinction from the urban area. The parcel is not contained by urban development and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

# CO11

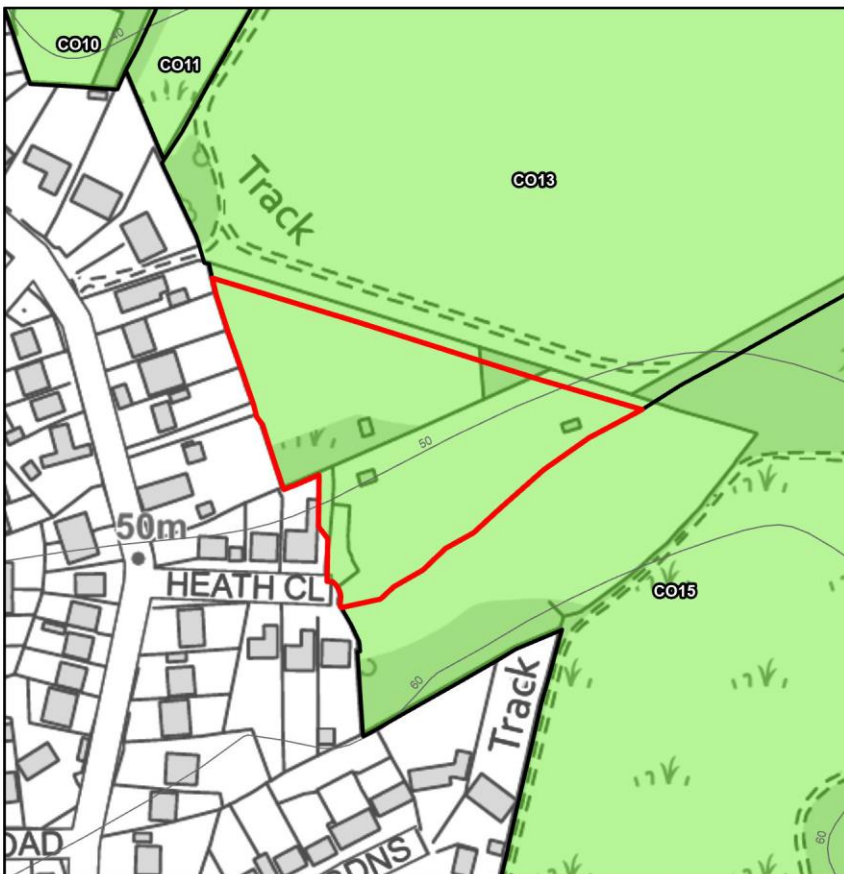
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO12



-  CO12
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



# CO12

## Parcel location and openness

Parcel size: 0.94ha

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

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

## Distinction between parcel and inset area

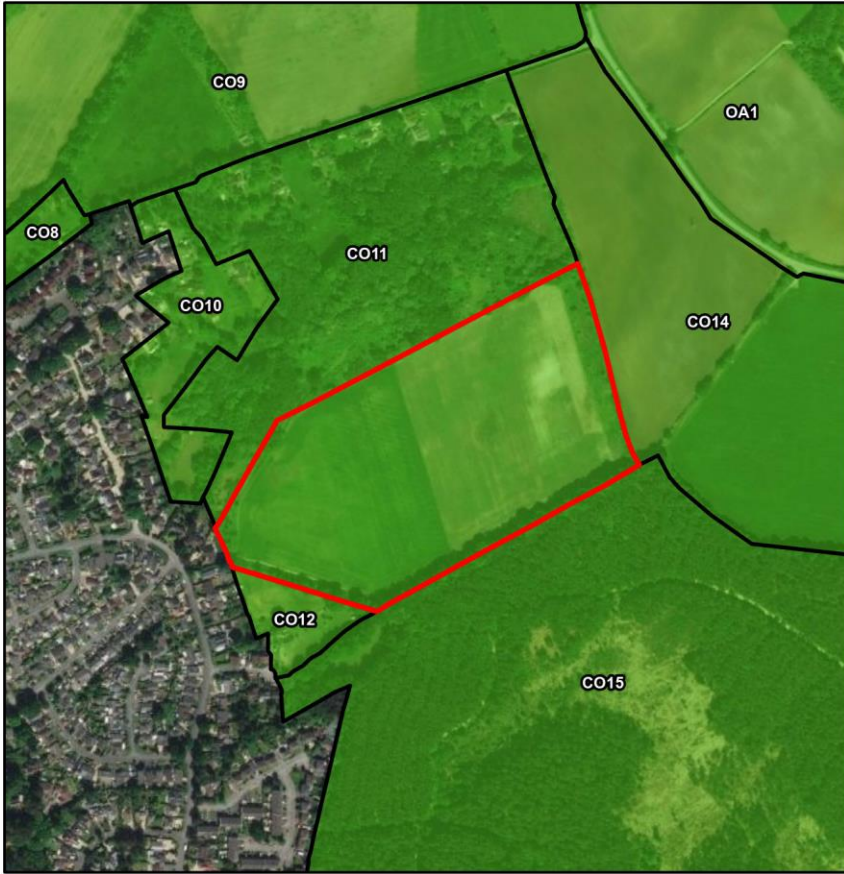
The parcel is in close proximity to the inset area and the garden hedgerow boundary to the west of the parcel is only a weak boundary feature, creating little separation from Colehill. However, the parcel is not contained by urban development and neither the countryside nor the urban area dominates views.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

# CO12

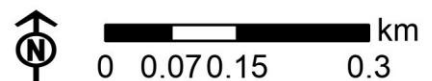
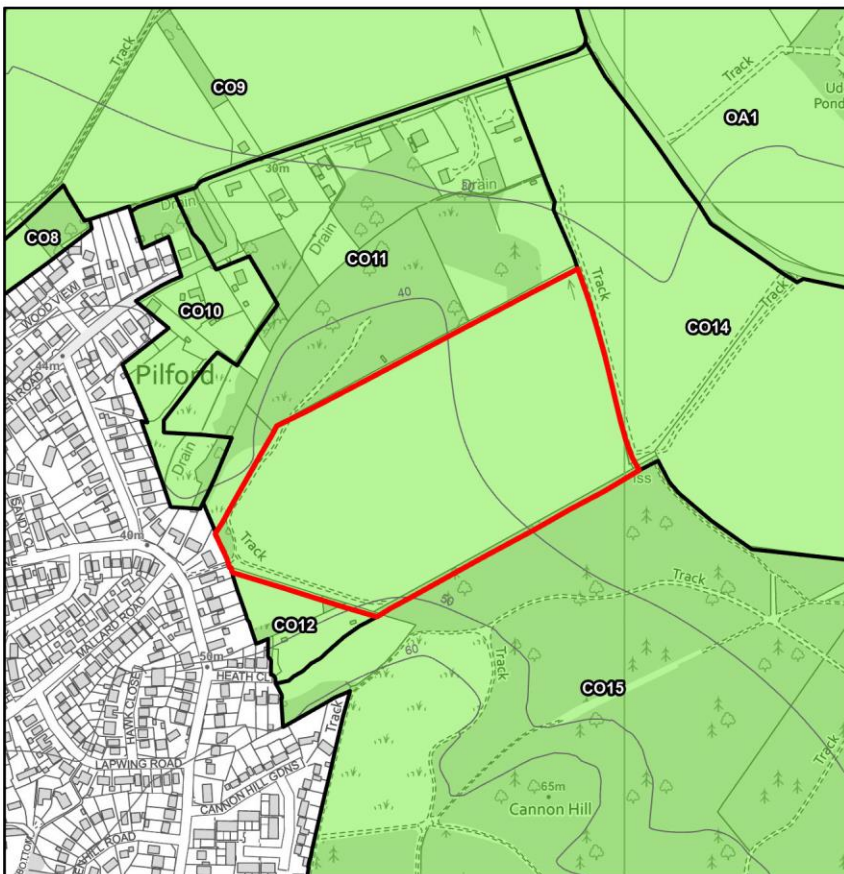
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is open and is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
Land is open and lies in a moderate gap between Colehill and Ferndown to the east, but there are some significant separating features, including multiple field boundaries and the A31. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO13



-  CO13
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary





# CO13

## **Parcel location and openness**

Parcel size: 10.48ha

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

The parcel is open, comprising of agricultural fields.

## **Distinction between parcel and inset area**

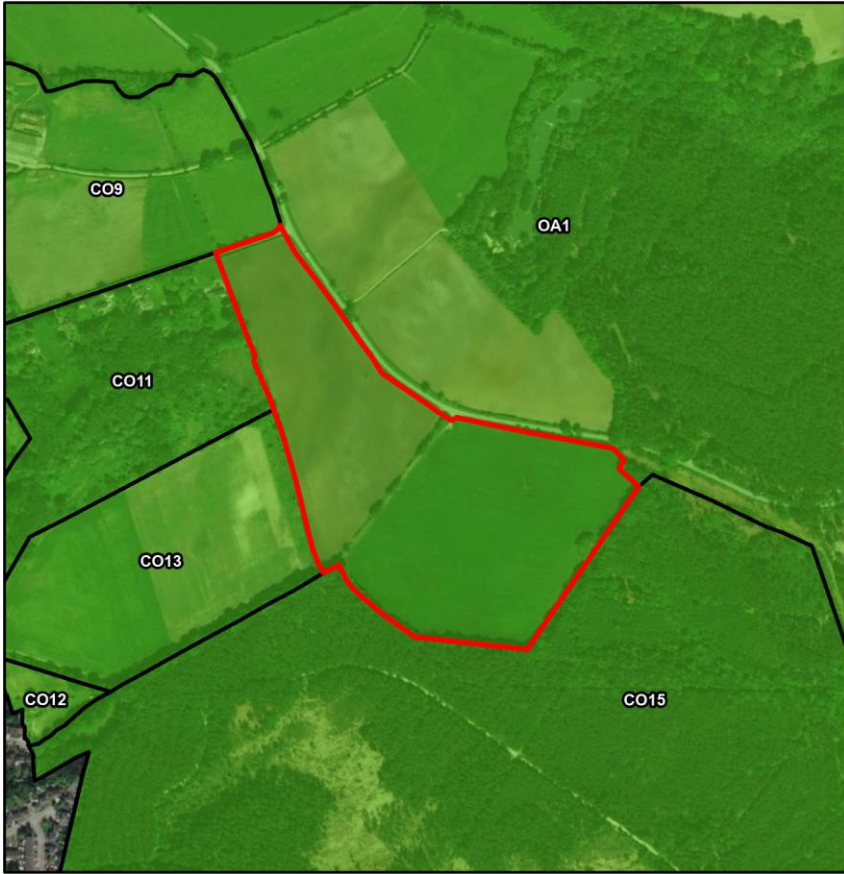
Tree cover on the inset settlement edge and separating the parcel from the triangular area of land to the south west provides moderate separation from Colehill. The parcel is not contained by urban development and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

# CO13

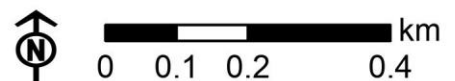
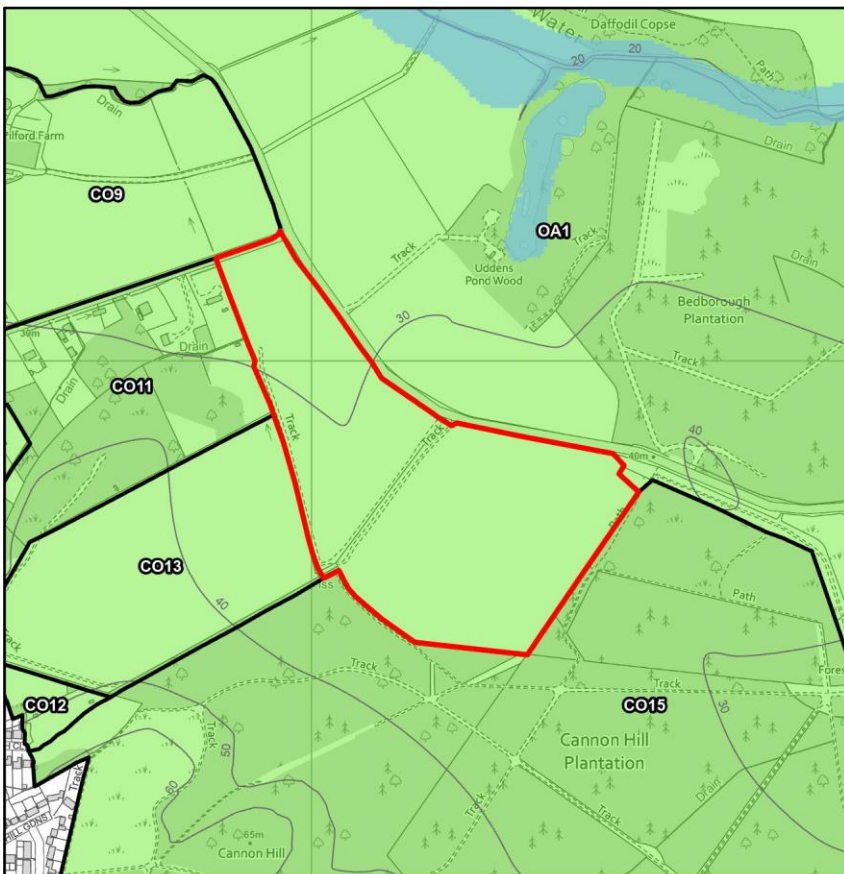
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO14



-  CO14
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Flood Zone 2
-  Flood Zone 3



# CO14

## **Parcel location and openness**

Parcel size: 15.44ha

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

The parcel is open, comprising of two agricultural fields.

## **Distinction between parcel and inset area**

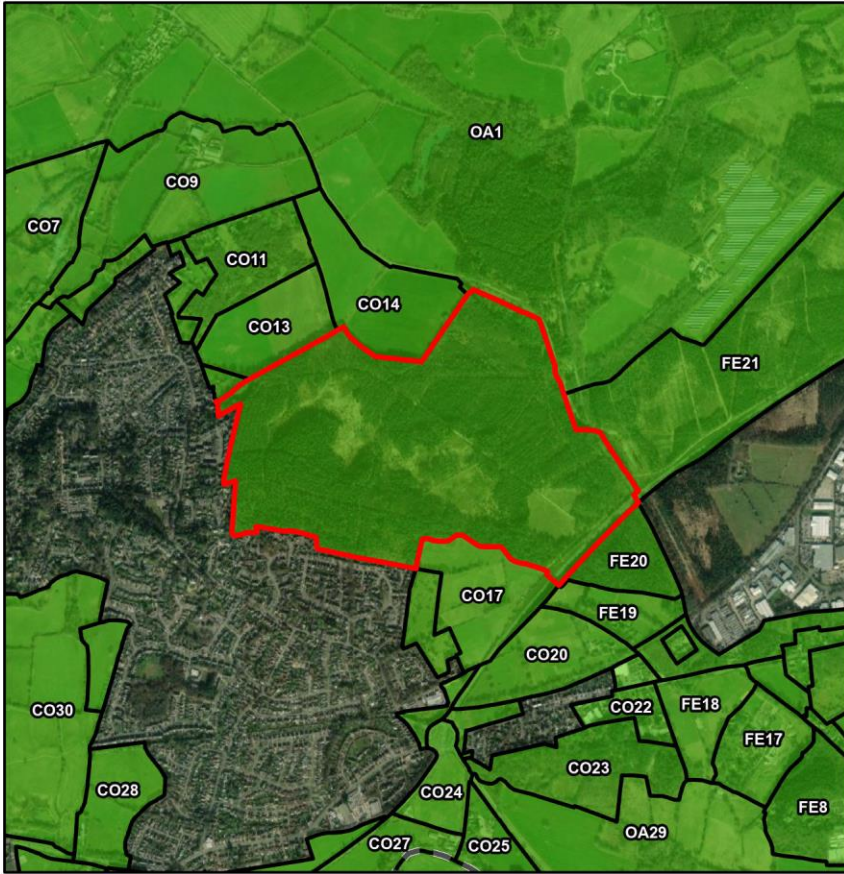
The sloping landform to the west, and tree cover, create some distinction from Colehill, and there are enough field boundaries between the parcel and Colehill to provide moderate separation. The parcel is located a significant distance from the inset settlement and therefore views are dominated by open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

# CO14

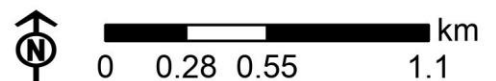
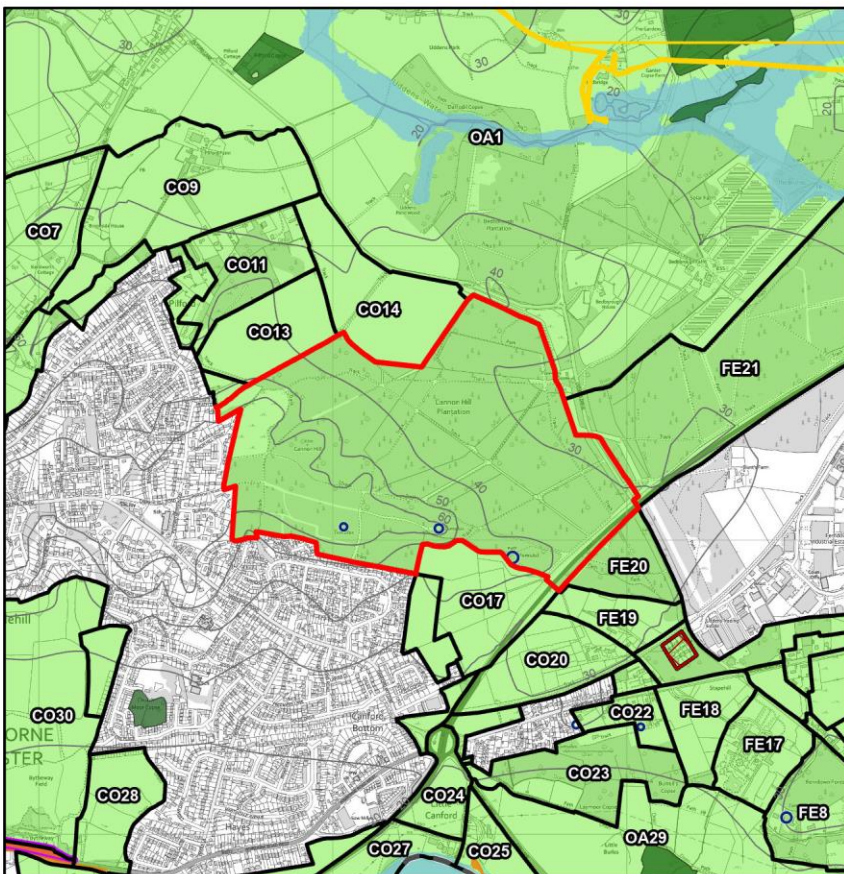
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO15



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



# CO15

## Parcel location and openness

Parcel size: 88.52ha

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

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

## Distinction between parcel and inset area

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

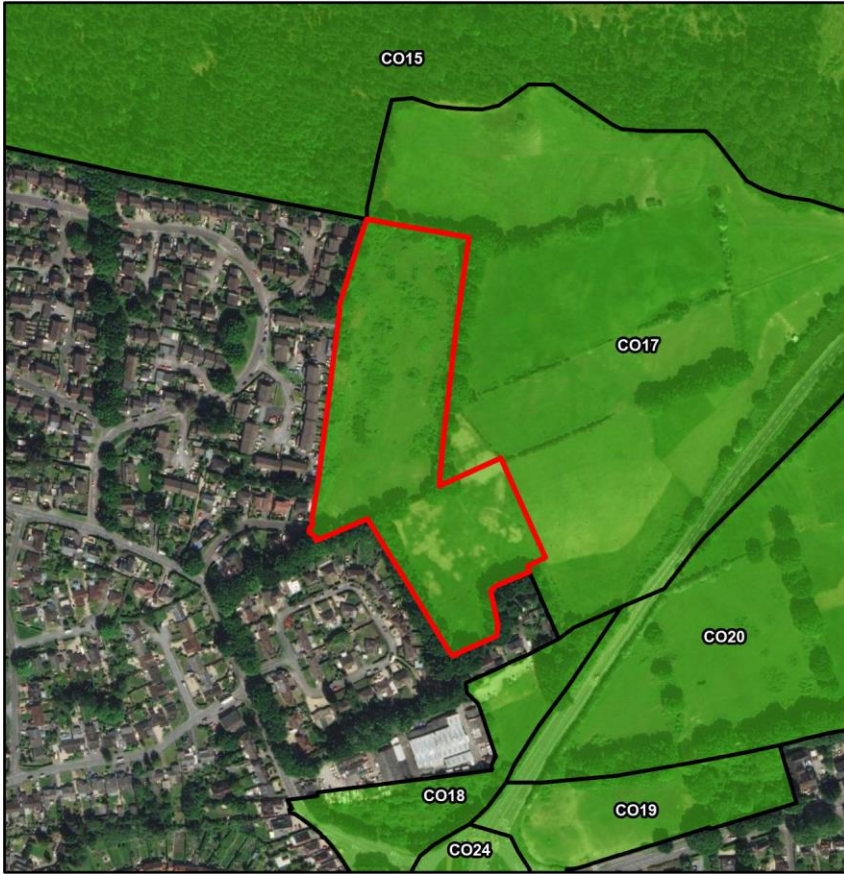
# CO15






## Contribution to the Green Belt purposes

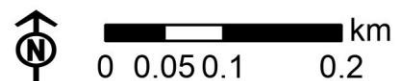
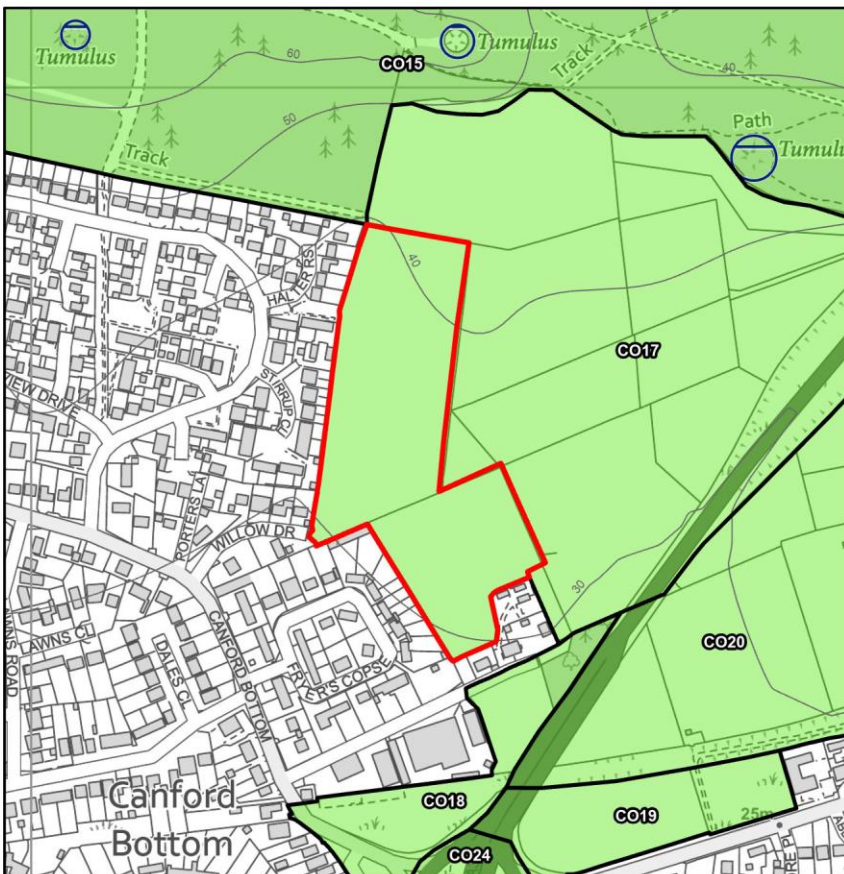
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and peripheral to a narrow gap between Colehill and Ferndown to the east. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.



# Contribution of land in CO16



-  CO16
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument



# CO16

## Parcel location and openness

Parcel size: 3.76ha

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

The parcel is open, comprising of shrubland.

## Distinction between parcel and inset area

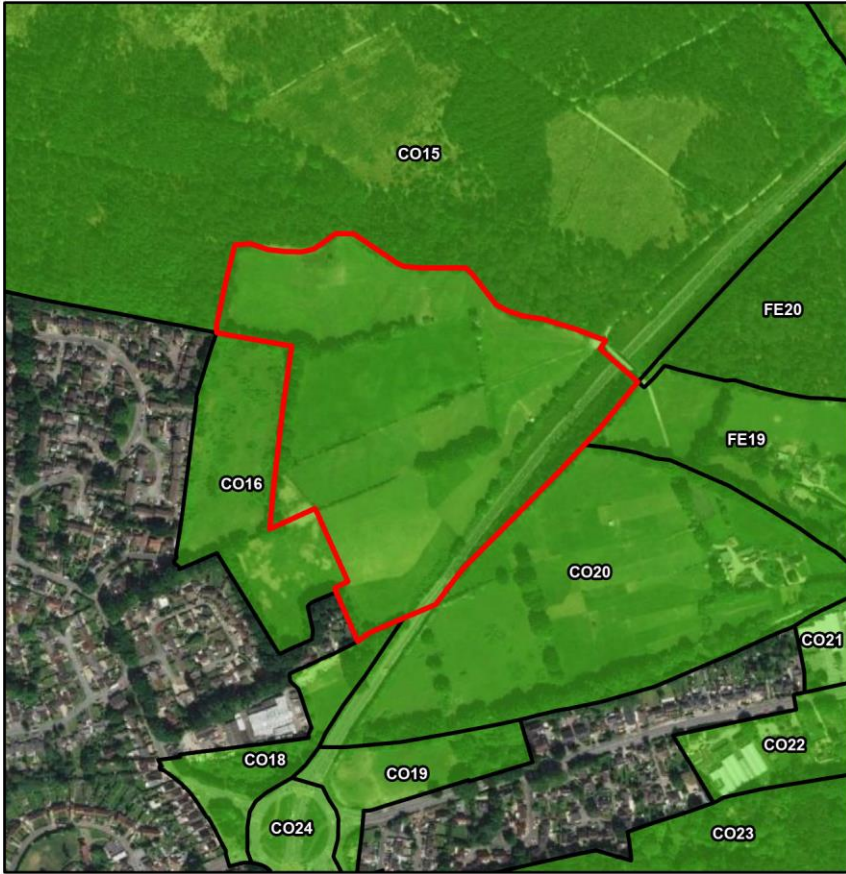
The parcel is in close proximity to Colehill. Garden boundaries provide weak separation from the urban area at the northern end of the parcel, where the urban area also dominates views, but the land is not contained by urban development. Mature trees create moderate boundary separation at the southern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






# CO16

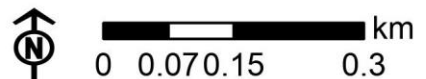
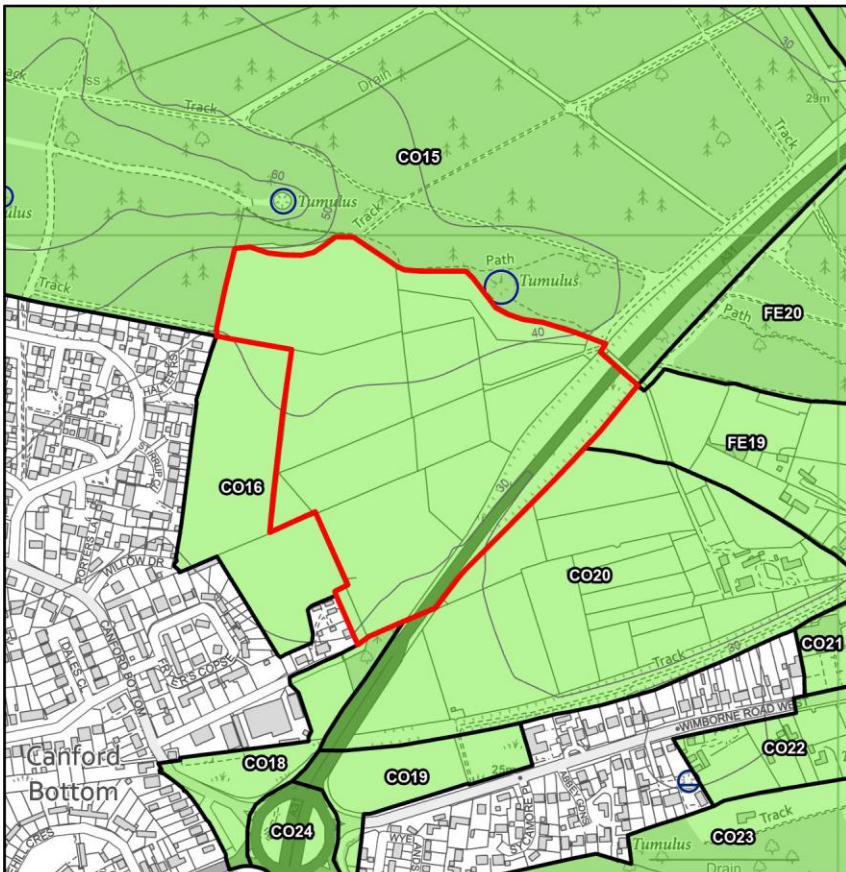
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and lies in a narrow gap between Colehill and Ferndown to the east. Urbanising development reduces gaps but there are some significant separating features, including multiple field boundaries and the A31. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO17



-  CO17
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Scheduled monument



# CO17

## **Parcel location and openness**

Parcel size: 12.29ha

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

The parcel is open, comprising of agricultural fields.

## **Distinction between parcel and inset area**

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

# CO17

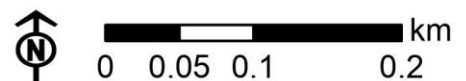
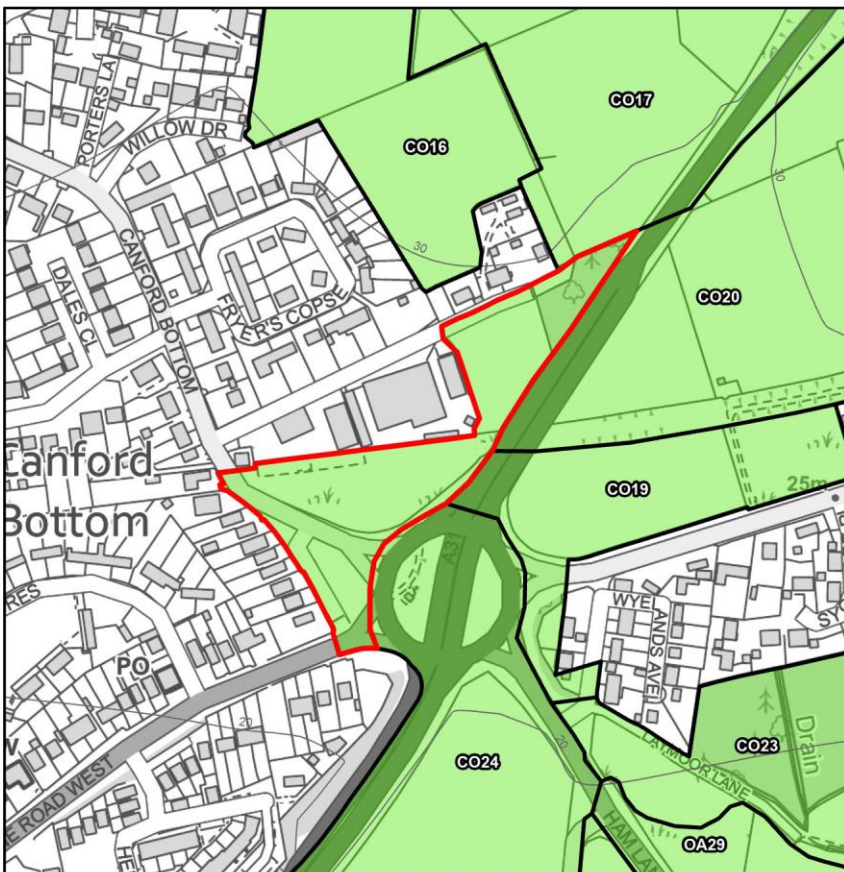
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Strong  
The parcel is open and lies in a narrow gap between Colehill and Ferndown to the east. Urbanising development reduces gaps but there are some significant separating features, including multiple field boundaries and the A31. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CO18



-  CO18
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



# 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:

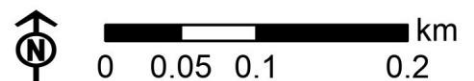
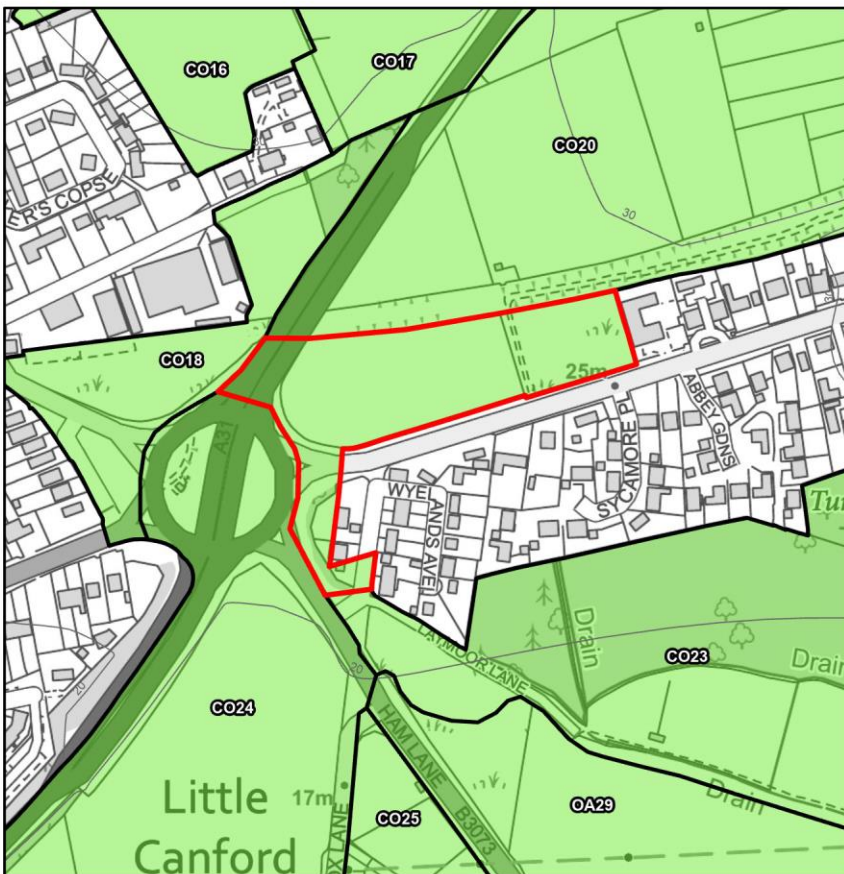
Contribution: Equal

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

# Contribution of land in CO19



-  CO19
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



# 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

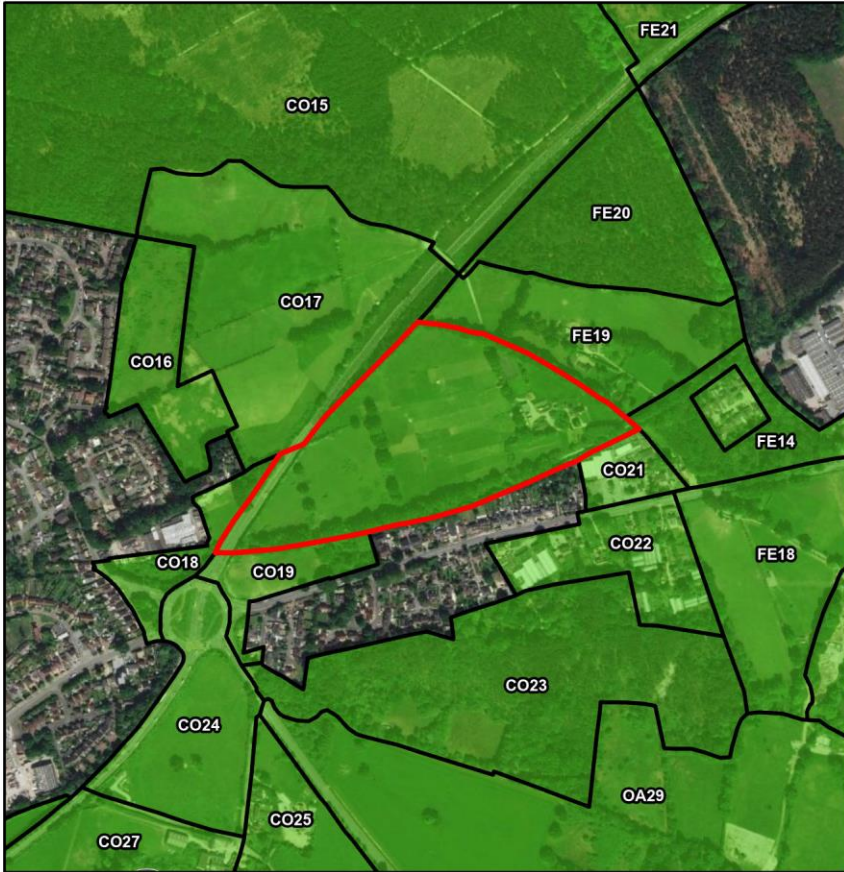
The parcel lies in close proximity to Stapehill to the south. Land is largely contained by urban development due to Canford Bottom Roundabout and Colehill to the west, which also results in views from the parcel being dominated by urban development. The road at the inset edge is a moderate boundary feature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

# CO19

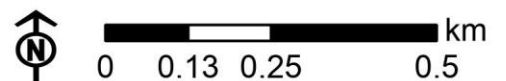
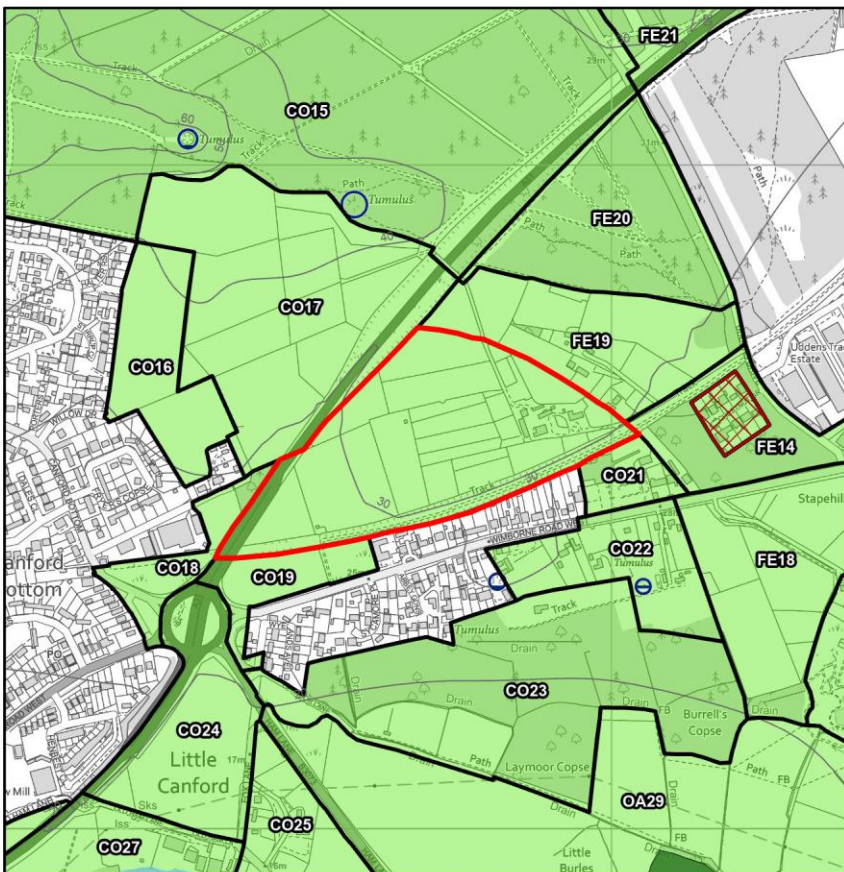
## Contribution to the Green Belt purposes

- 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.

# Contribution of land in CO20



- CO20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 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.