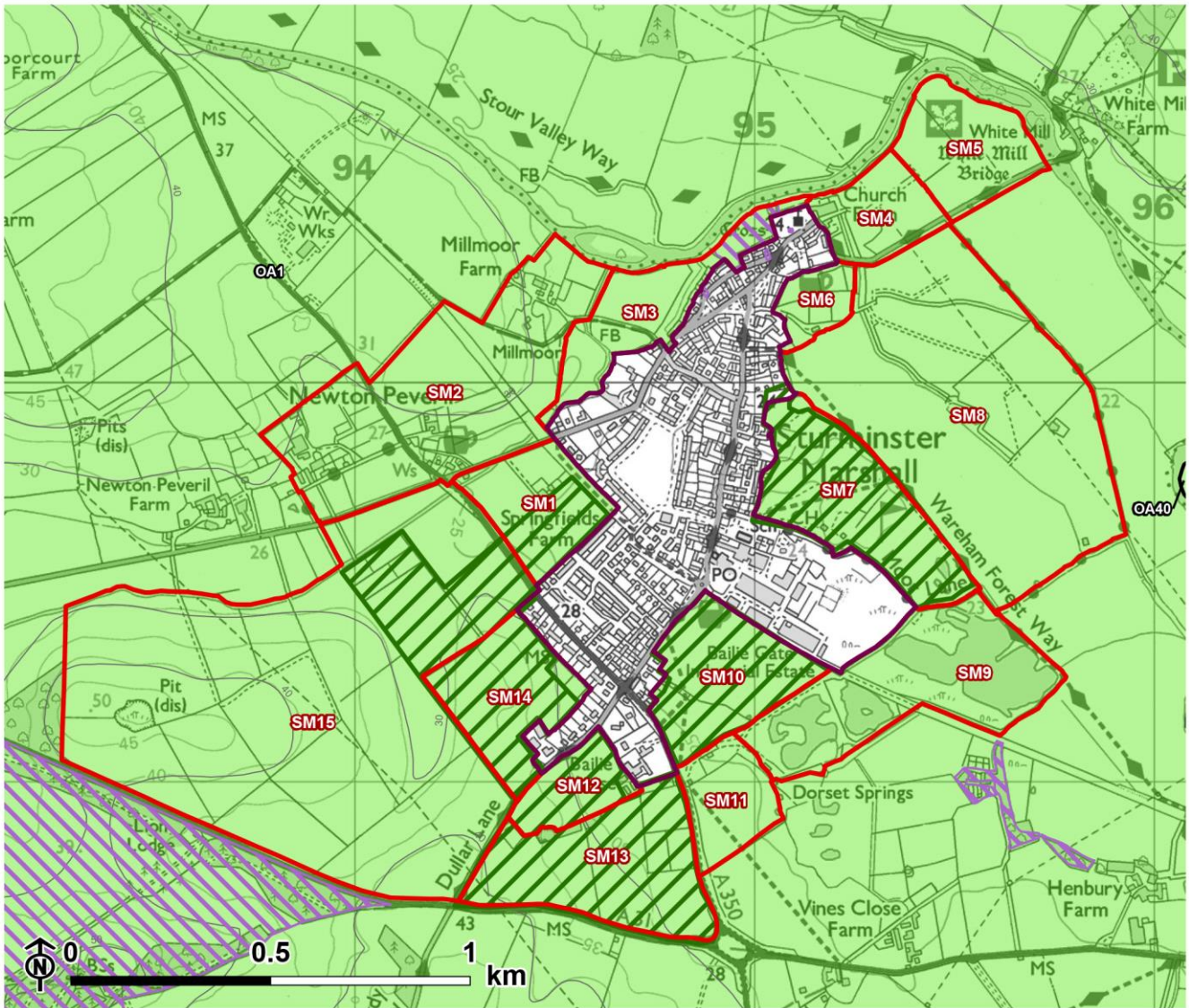
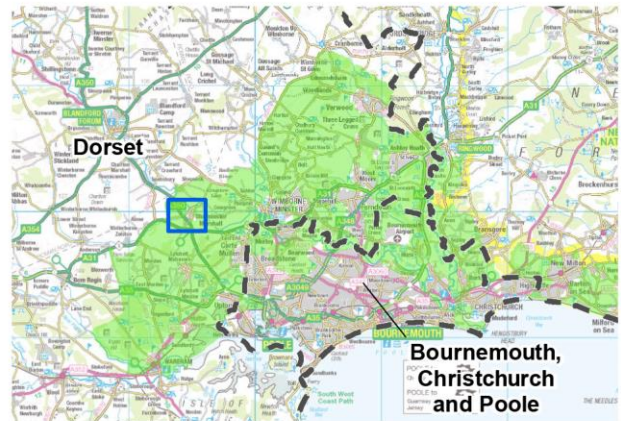


Appendix B
Detailed Stage 2
Harm Assessments:
Sturminster Marshall

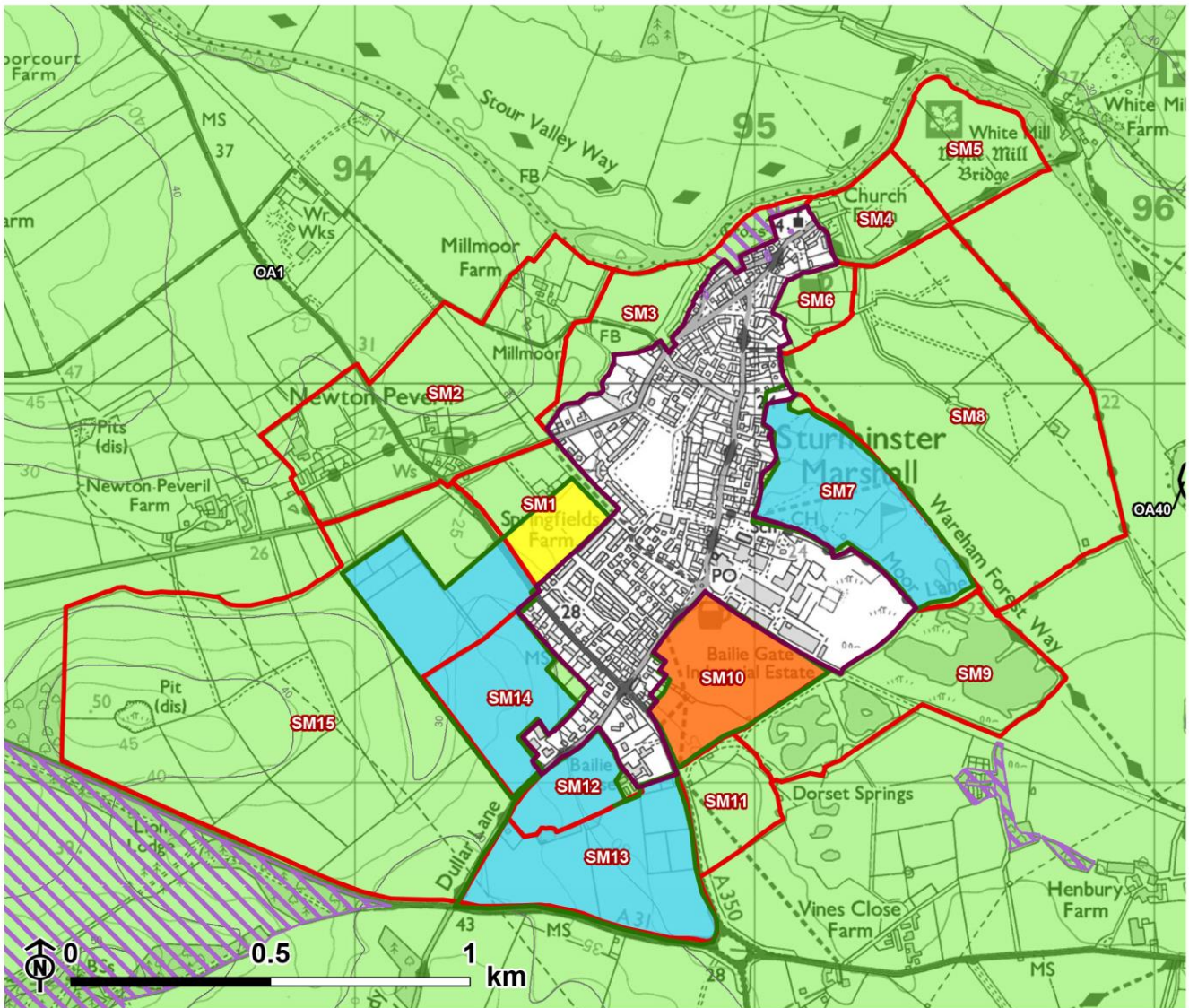
Sturminster Marshall



- - - Local Authority boundary
- Inset area
- Green Belt
- ▭ Sturminster Marshall parcel
- ▭ Neighbouring parcel
- ▨ Absolute constraint(s)
- ▨ Site / area of search



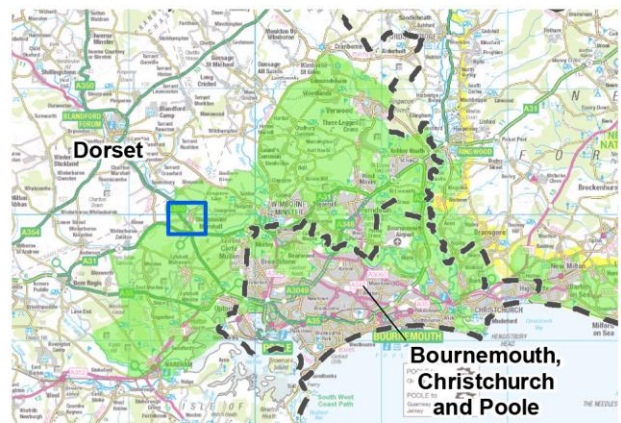
Sturminster Marshall



- - - Local Authority boundary
- Inset area
- Green Belt
- Red outline Sturminster Marshall parcel
- Black outline Neighbouring parcel
- Diagonal hatched Absolute constraint(s)
- Green outline Site / area of search

Harm rating

- Dark blue Very high
- Blue High
- Light blue Moderate high
- Orange Moderate
- Light orange Low moderate
- Yellow Low
- Light yellow Very low



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Components of harm assessment

The analysis of contribution to the Green Belt purposes is, with the exception of land in 'outer areas', taken from the Stage 1 Green Belt Study. It applies to each parcel as a whole, and considers:

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

Land more remote from inset settlements was not subject to detailed parcel analysis at Stage 1. Where areas of search / sites encompass land in these 'outer areas', an analysis of contribution, considering the same components as the Stage 1 parcel assessments, has been carried out as part of the Stage 2 study.

The Stage 2 analysis of the harm of releasing the site / area of search indicated on the maps above considers:

- the loss of that area's contribution to the Green Belt purposes;
- additional harm resulting from the weakening of adjacent Green Belt land.

Notes on harm ratings

If the harm rating is stated as being for the release of land as an expansion of an existing inset area, it is assumed that any intervening land to the inset edge will also be released. No assumptions are made regarding what intervening land might be released between the parcel and inset edge. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

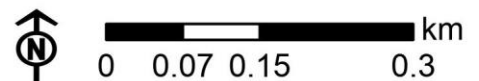
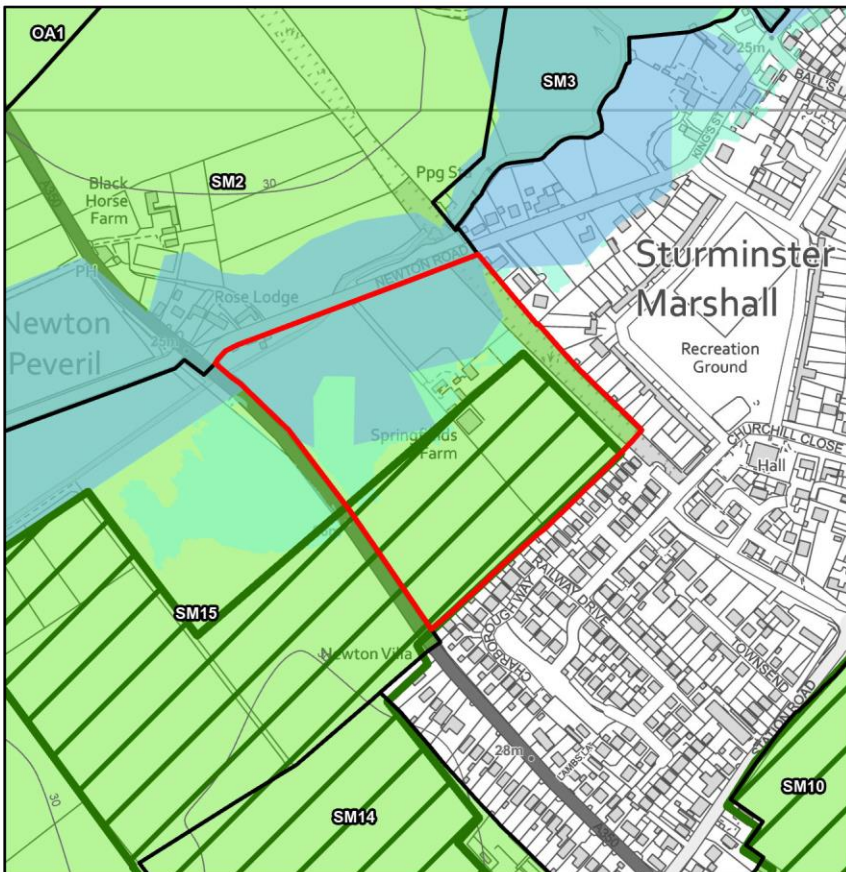
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens; and
- Common land.

Harm of release of land in SM1



- SM1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Flood Zone 2
- Flood Zone 3



SM1

Parcel location and openness

Parcel size: 7.64ha

The parcel is located on the western edge of Sturminster Marshall. Sturminster Marshall does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of agricultural fields. It contains a farmstead and agricultural buildings, however these are 'appropriate development' in the Green Belt and therefore do not impact openness. In addition, a single dwelling is located in the northwest of the parcel, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Land is in close proximity to Sturminster Marshall. Although the former railway line and associated trees form a strong boundary to create separation from the settlement edge to the north, the weak inset settlement edge to the east negates this. Although neither the countryside nor the urban area dominate views the land has some degree of urban containment. Overall there is weak distinction between the parcel and the urban area.

SM1

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: Moderate
Land is open countryside but 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.

SM1

Impact on contribution of adjacent Green Belt

- Release of the southern part of SM1 as an expansion of Sturminster Marshall:

Rating: Negligible

Due to the presence of the A350 bounding the western edge of the parcel, release of the southern part of SM1 would not impact the contribution of land within SM15 to the west.

SM2 overlooks SM1, but its elevation would prevent any significant increase in urbanising visual impact above that already existing.

The adjoining land within SM1 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

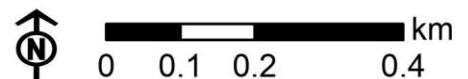
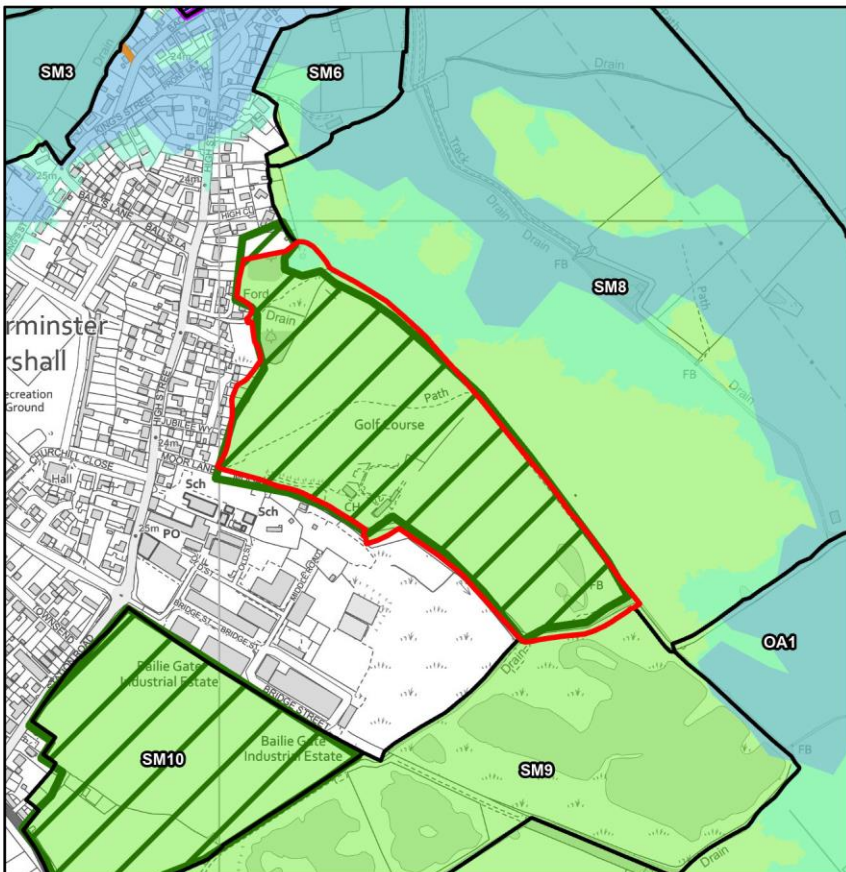
- Parcel SM1 makes a moderate contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt, as a result of the release of the southern part of the parcel, would be negligible. Therefore the harm resulting from its release, as an expansion of Sturminster Marshall, would be low.

Low

Harm of release of land in SM7



- SM7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



SM7

Parcel location and openness

Parcel size: 13.53ha

The parcel is located on the eastern edge of Sturminster Marshall. Sturminster Marshall does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of a golf course. It contains buildings and a car park associated with the golf course; however these are in association with the recreational use of the golf course and do not have a significant impact on openness. as such are 'appropriate development' in the Green Belt.

Distinction between parcel and inset area

The tree line and lane bounding the south of the parcel, and the tree lines and wooded blocks along much of the west of the parcel are moderate boundary features creating separation from the inset area of Sturminster Marshall. Land extends a reasonable distance from the urban area and views are dominated by open countryside. Although the area has urban influences on more than one edge, this is not sufficient to create a significant degree of containment across the parcel as a whole. Overall there is strong distinction between the parcel and the urban area, but it is noted that there is transition from a moderate degree of distinction in the south western corner of the parcel, which has slightly weaker boundary vegetation and slightly greater containment by urban edges. It is noted that the eastern end of the inset area to the south of the parcel is currently undeveloped, so future development here could potentially strengthen urban visual influence and weaken distinction.

SM7

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
Land is open countryside. There is strong distinction between the parcel as a whole and the urban area, but it is noted that there is transition from a moderate degree of distinction in the south western corner of the parcel, which has slightly weaker boundary vegetation and slightly greater containment by urban edges. Therefore, contribution in this corner is relatively strong, increasing to strong to the north and east. 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.

SM7

Impact on contribution of adjacent Green Belt

- Release of land within SM7 as an expansion of Sturminster Marshall:

Rating: Minor

The release and development of SM7 would increase urbanising containment and urbanising visual impact on land in SM8.

Due to the treeline marking the short southern boundary of SM7, its release would not impact the contribution of land within SM9.






Overall harm of Green Belt release

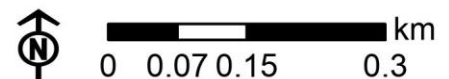
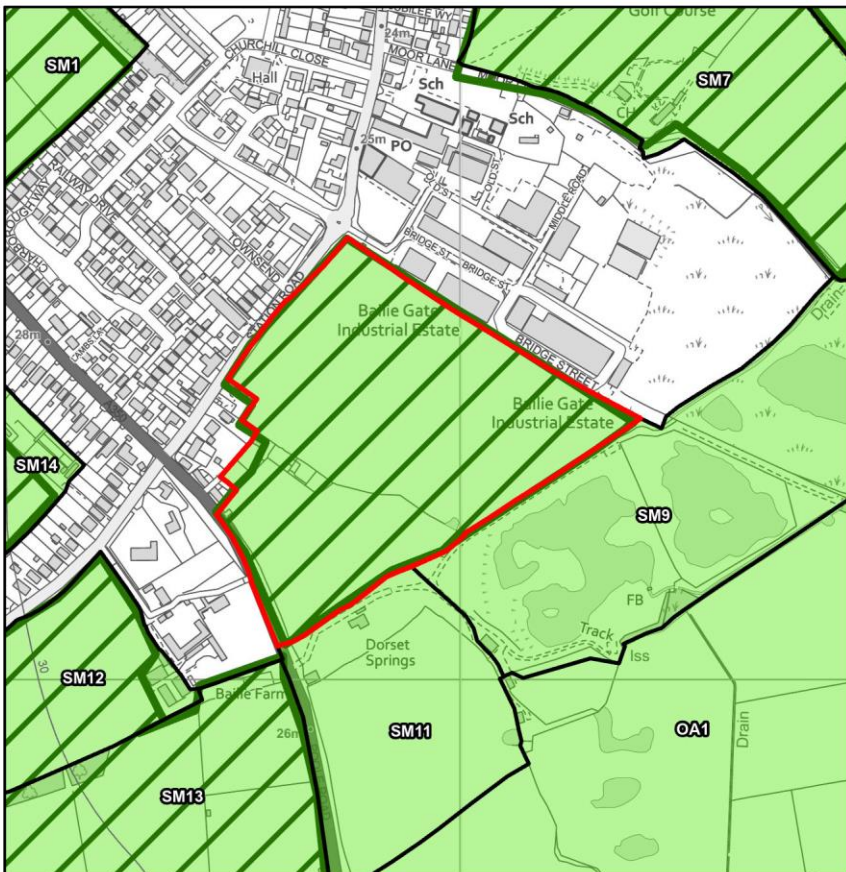
- Parcel SM7 makes a strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Sturminster Marshall, would be moderate-high.

Moderate-High

Harm of release of land in SM10



-  SM10
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



SM10

Parcel location and openness

Parcel size: 10.36ha

The parcel is located on the southern edge of Sturminster Marshall. Sturminster Marshall does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of agricultural fields divided by hedgerow, and part of the gardens of properties to the north. The northwest of the parcel also contains a single building; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel is in close proximity to Sturminster Marshall, and land has some degree of containment by surrounding urban development within the settlement to the northeast, northwest and west. Neither the countryside nor the urban area dominates views and although the boundary of the parcel with Sturminster Marshall is defined by a tree line to the northeast, Station Road to the northwest, and the A350 to the west, Station Road and the A350 have been breached by housing development. Therefore, the northwest of the parcel predominantly adjoins gardens within Sturminster Marshall, weak boundary features that create little separation from the urban area. Overall, there is weak distinction between the parcel and the urban area.

SM10

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: Moderate
Land is open countryside but 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.

SM10

Impact on contribution of adjacent Green Belt

- Release of land within SM10 as an expansion of Sturminster Marshall:

Rating: Minor-moderate

The roads and treelines bounding SM10 create separation between the urban edge and the land within SM9 and SM11 to the southeast. The release of SM10 would weaken this separation.






Overall harm of Green Belt release

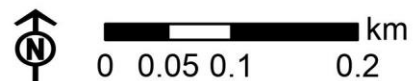
- Parcel SM10 makes a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Sturminster Marshall, would be moderate.

Moderate

Harm of release of land in SM12



-  SM12
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



SM12

Parcel location and openness

Parcel size: 4.5ha

The parcel is located on the southern edge of Sturminster Marshall. Sturminster Marshall does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of an agricultural field. Farm buildings are located in the eastern corner of the parcel, however these are 'appropriate development' in the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

The lanes to the north and northeast of the parcel are weak boundary features, creating little separation from Sturminster Marshall. In addition, most of the area is in close proximity to Sturminster Marshall. However, although the parcel has some degree of containment by Sturminster Marshall to the north and northeast, views in this flat landscape are dominated by open countryside and reduce the significance of this. Overall there is moderate distinction between the parcel and the urban area.

SM12

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
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.

SM12

Impact on contribution of adjacent Green Belt

- Release of land within SM12 as an expansion of Sturminster Marshall:

Rating: Minor-moderate

The lanes, field boundaries and trees bounding SM12 provide separation between the urban edge and land within SM13 to the south. The release of SM12 would weaken this separation.

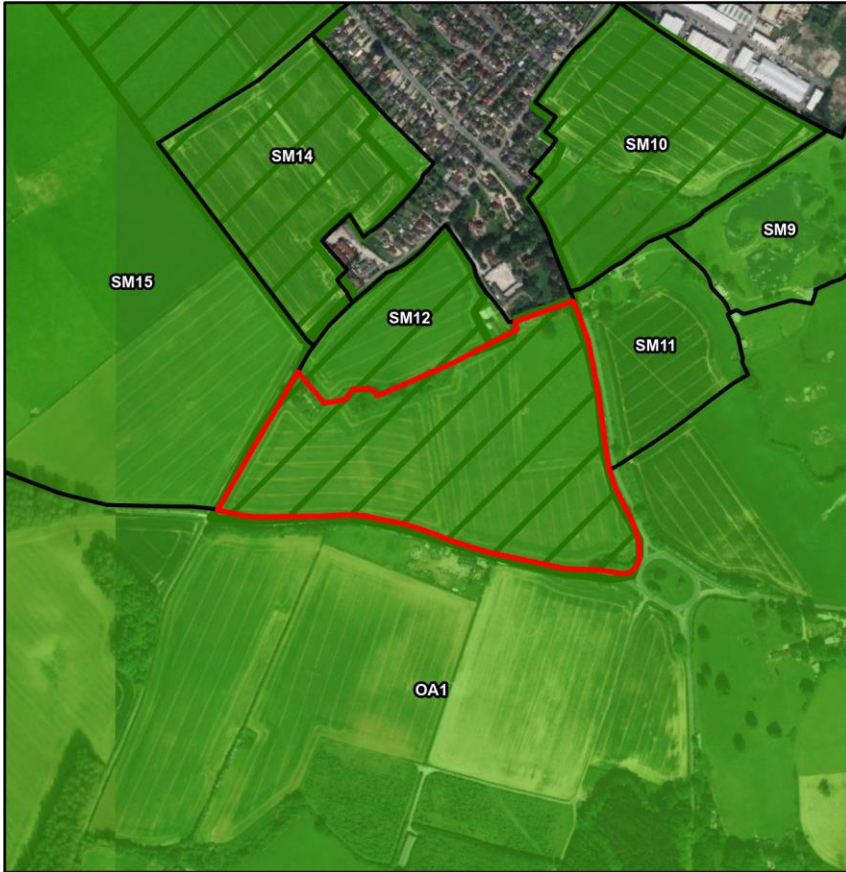
Due to the presence of the hedgerow-lined Dullar Lane bounding the northwest of the parcel, release of SM12 would not have an impact on the contribution of land within SM14 or SM15 to the west.

Overall harm of Green Belt release

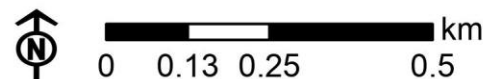
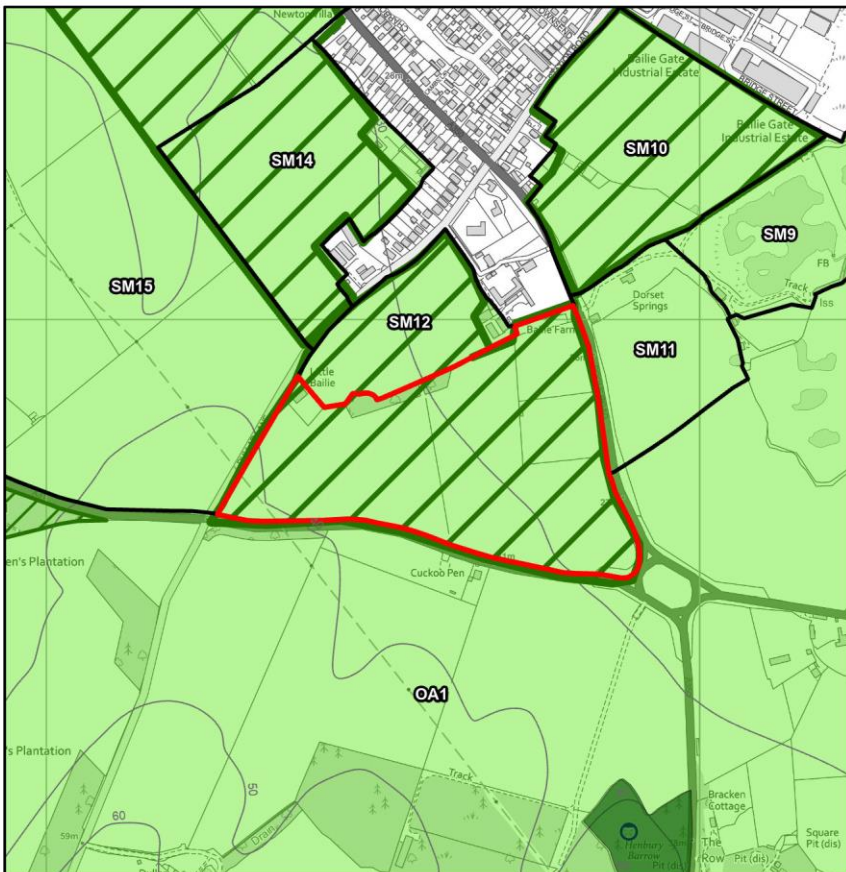
- Parcel SM12 makes a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Sturminster Marshall, would be moderate-high.

Moderate-High

Harm of release of land in SM13



-  SM13
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Ancient Woodland Inventory
-  Scheduled monument
-  Registered Park & Garden



SM13

Parcel location and openness

Parcel size: 14.95ha

The parcel is located to the south of Sturminster Marshall. Sturminster Marshall does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of agricultural fields and paddocks. A single dwelling is located in the northwest of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel is not contained by urban development and views are dominated by open countryside. In addition, the tree line along the northwest of the parcel creates moderate separation from Sturminster Marshall, whilst the woodland block, hedgerow and lanes beyond to the north of the parcel together also create moderate separation. Overall there is strong distinction between the parcel and the urban area.

SM13

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
Land is open countryside and 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.

SM13

Impact on contribution of adjacent Green Belt

- Release of SM13 as an expansion of Sturminster Marshall:

Rating: Minor

Release of land within SM13 would have some urbanising visual impact on adjacent land in SM11 and SM15.

Due to the presence of the A31 and A350 bounding the south and south eastern edged of the parcel respectively, release of SM15 would not impact the contribution of adjacent land within OA1.

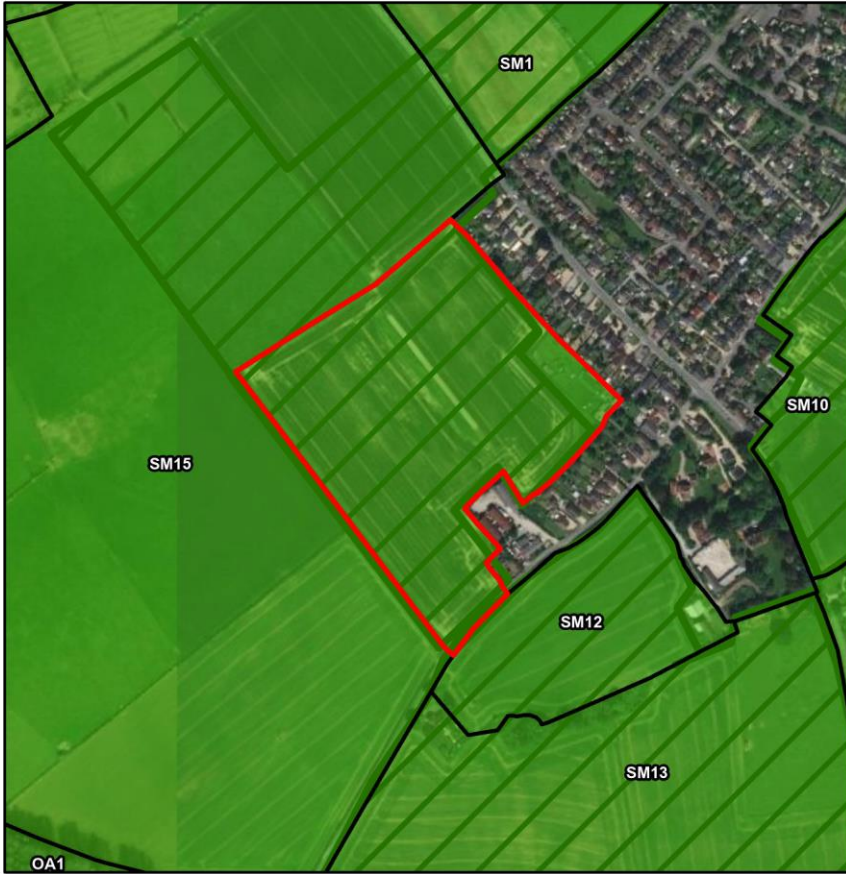
The adjoining land within SM12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

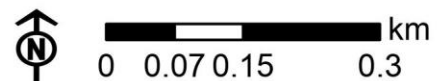
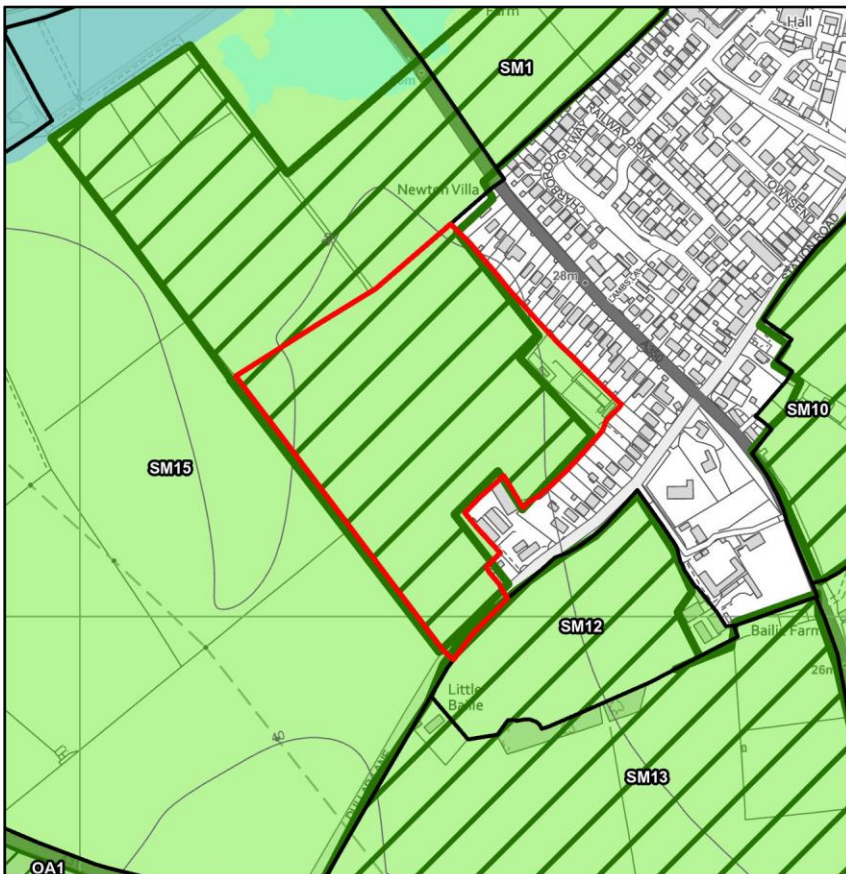
- Parcel SM13 makes a strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Sturminster Marshall, would be moderate-high.

Moderate-High

Harm of release of land in SM14



-  SM14
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Registered Park & Garden
-  Flood Zone 2
-  Flood Zone 3



SM14

Parcel location and openness

Parcel size: 9.37ha

The parcel is located on the south western edge of Sturminster Marshall. Sturminster Marshall does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of agricultural fields and paddocks. A few scattered buildings are also located within the paddocks in the east of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The garden boundaries defining much of the edge of the parcel with Sturminster Marshall to the east are weak boundary features creating little separation from the urban area. However, although the parcel has some degree of containment by Sturminster Marshall to the northeast and southeast, neither the countryside nor the urban area dominates views. The hedgerow forms a weak outer boundary that strengthens the parcel's relationship with the wider countryside. Overall there is moderate distinction between the parcel and the urban area.

SM14

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
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.

SM14

Impact on contribution of adjacent Green Belt

- Release of land within SM14 as an expansion of Sturminster Marshall:

Rating: Minor-moderate

The release and development of SM14 would increase urbanising containment and urbanising visual impact on land in SM15.

The adjoining land within SM12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

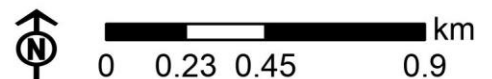
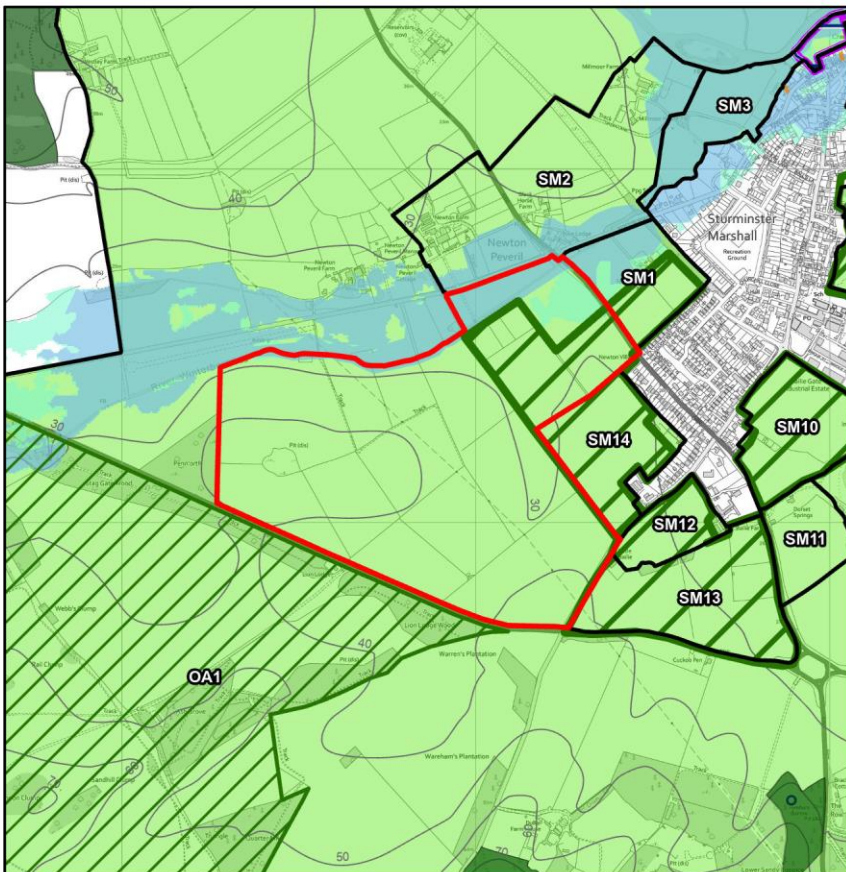
- Parcel SM14 makes a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Sturminster Marshall, would be moderate-high.

Moderate-High

Harm of release of land in SM15



- SM15
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Ancient Woodland Inventory
- Scheduled monument
- Registered Park & Garden
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



SM15

Parcel location and openness

Parcel size: 76.45ha

The parcel is located on the south western edge of Sturminster Marshall. Sturminster Marshall does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of agricultural fields divided by hedgerows and the River Winterbourne.

Distinction between parcel and inset area

The parcel is not contained by urban development, land extends a significant distance from the urban area, and views are dominated by open countryside. In addition, the A350 is a moderate boundary feature creating separation from Sturminster Marshall to the northeast. To the east, the A350 is breached by housing development, but the hedgerows and garden boundaries beyond to the east of the parcel together also create moderate separation from the urban area. Overall there is strong distinction between the parcel and the urban area.

SM15

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
Land is open countryside and 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.

SM15

Impact on contribution of adjacent Green Belt

- Release of eastern part of SM15 (within the area of search) as an expansion of Sturminster Marshall:

Rating: Minor

The release of the eastern part of SM15 would have some urbanising visual impact on the remainder of SM15, and would slightly weaken the boundary separation of the hedged field on the edge of OA1.

The release would not have an impact on the contribution of land within SM2, from which Newton Road and a rising landform would maintain separation.

The adjoining land within SM1 and SM14 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel SM15 makes a strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Sturminster Marshall, would be moderate-high.

Moderate-High