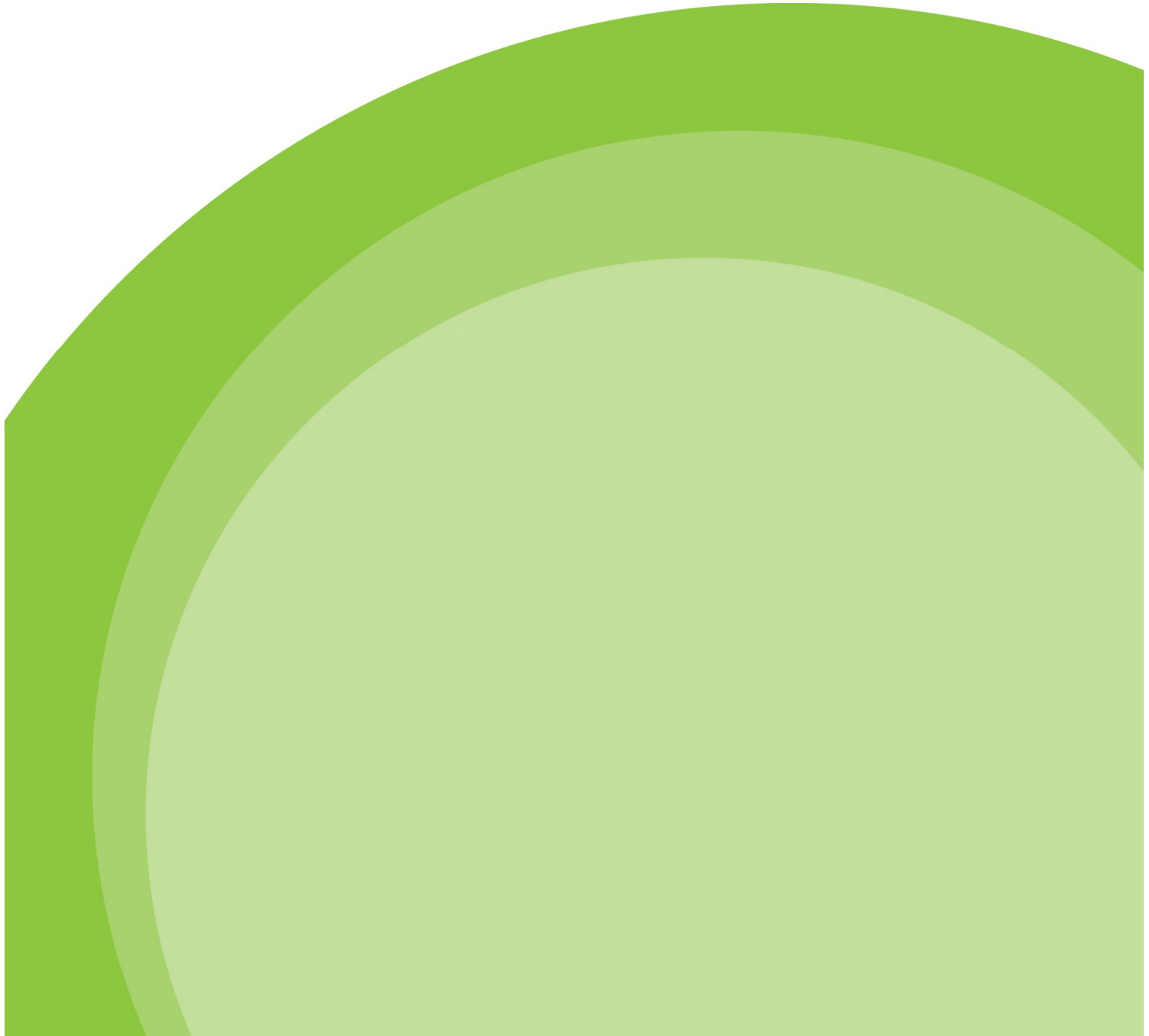


Central Bedfordshire and Luton Green Belt Study Appendix 1

July 2017



Appendix 1

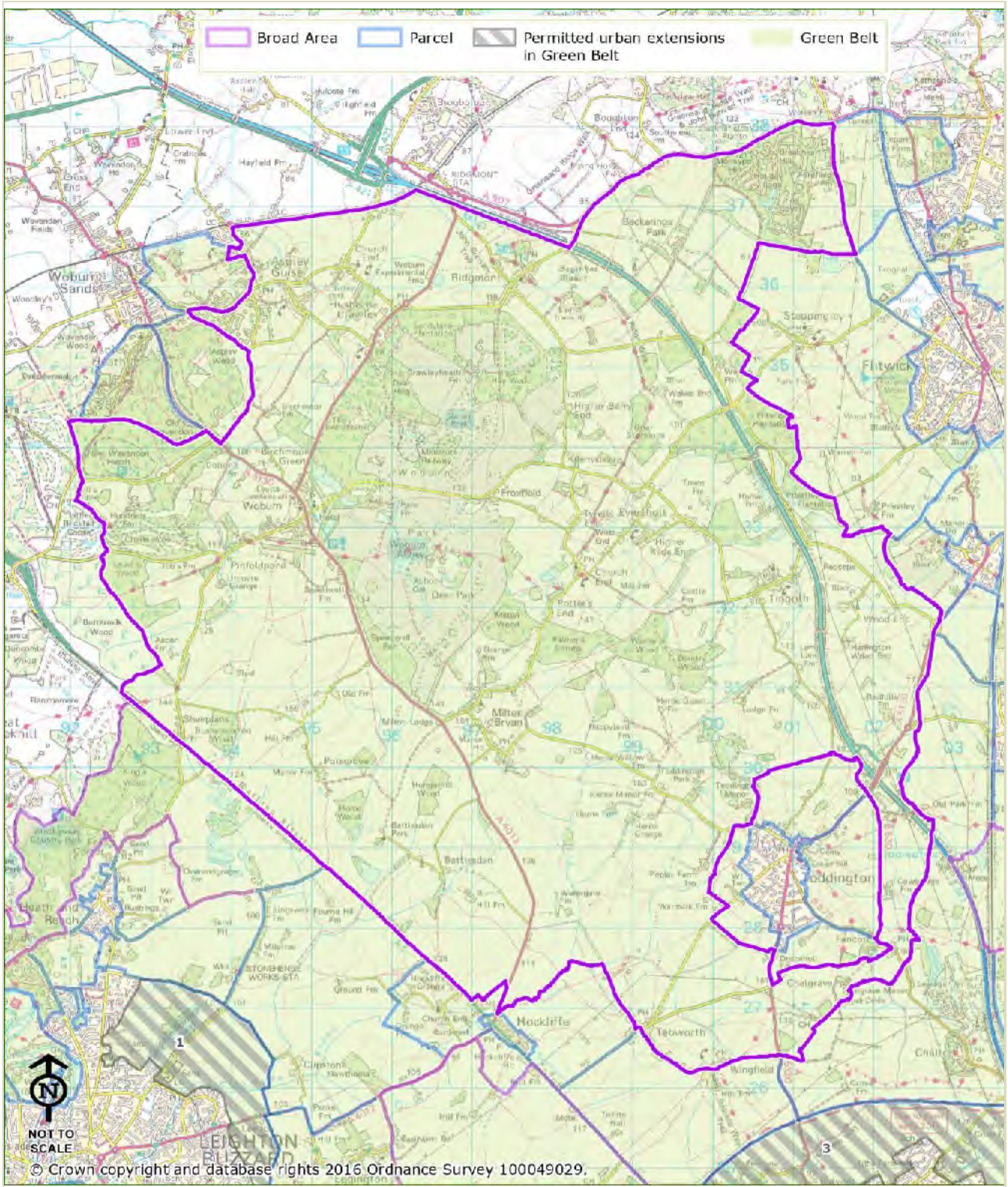
Stage 1 assessments

Land Parcel Ref: A

Parcel Type: Broad Area

Area (ha)

7,755.5



Land Parcel Ref: A

Parcel Type: Broad Area

Area (ha) 7,755.5

Parcel description

Countryside occupying most of the land between Luton and Milton Keynes, to the north of the A5 Watling Street. This is mostly farmland but also includes large areas of parkland, heath and woodland, mostly belonging to the Woburn Estate. A number of washed-over villages and hamlets lie within this broad area, including Aspley Guise, Woburn, Eversholt, Tingrith, Milton Bryan and Tebworth. Land around the larger inset village of Toddington is assessed as separate parcels.

The River Flit forms the eastern boundary of the broad area, beyond which lie land parcels adjacent to the large built-up area of Luton and the inset village of Harlington. The south, field boundaries, minor roads and the A5 separate the area from parcels defined around Luton, Hockliffe and Leighton Buzzard. The District boundary, running through wooded heathland, marks the western edge of the broad area, other than where smaller parcels are defined around the eastern edge of Woburn Sands. Railway line, the M1 and the A507 form the northern edge.

Urban settlements have little association with this large, rural area, other than on the western boundary where there is no strong separation between the inset village of Woburn Sands and Aspley Guise. There is little separation in turn between Woburn Sands and Wavendon, and between Wavendon and the large built-up area of Milton Keynes.

The M1 and A5 both provide connection through/alongside the broad area between Milton Keynes and Luton. This area is not identified as containing landscape elements that contribute significantly to the historic setting of Leighton Buzzard, and is too distant from Luton to play any significant role in its setting.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Relatively weak contribution

Notes:

The parcel is not adjacent to large built-up areas, but has sufficient connection for development here to have some association with it. Land closer to both Luton and Milton Keynes plays a stronger role in this respect.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively strong contribution

Notes:

The broad area occupies the bulk of the gap between Luton and Milton Keynes, although the wooded heathland around the western edge creates a degree of separation. The size of the broad area, and the extent of visual screening within it, mean that smaller areas would contribute less to this purpose.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The broad area constitutes a large area countryside which has a sense of separation from urban areas and lacks urbanising development. Development would represent encroachment into the countryside. Aspley Guise potentially has a stronger connection to urbanising development in Woburn Sands, but landform provides some distinction between the two settlements.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: A

Parcel Type: Broad Area

Area (ha) 7,755.5

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of an historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

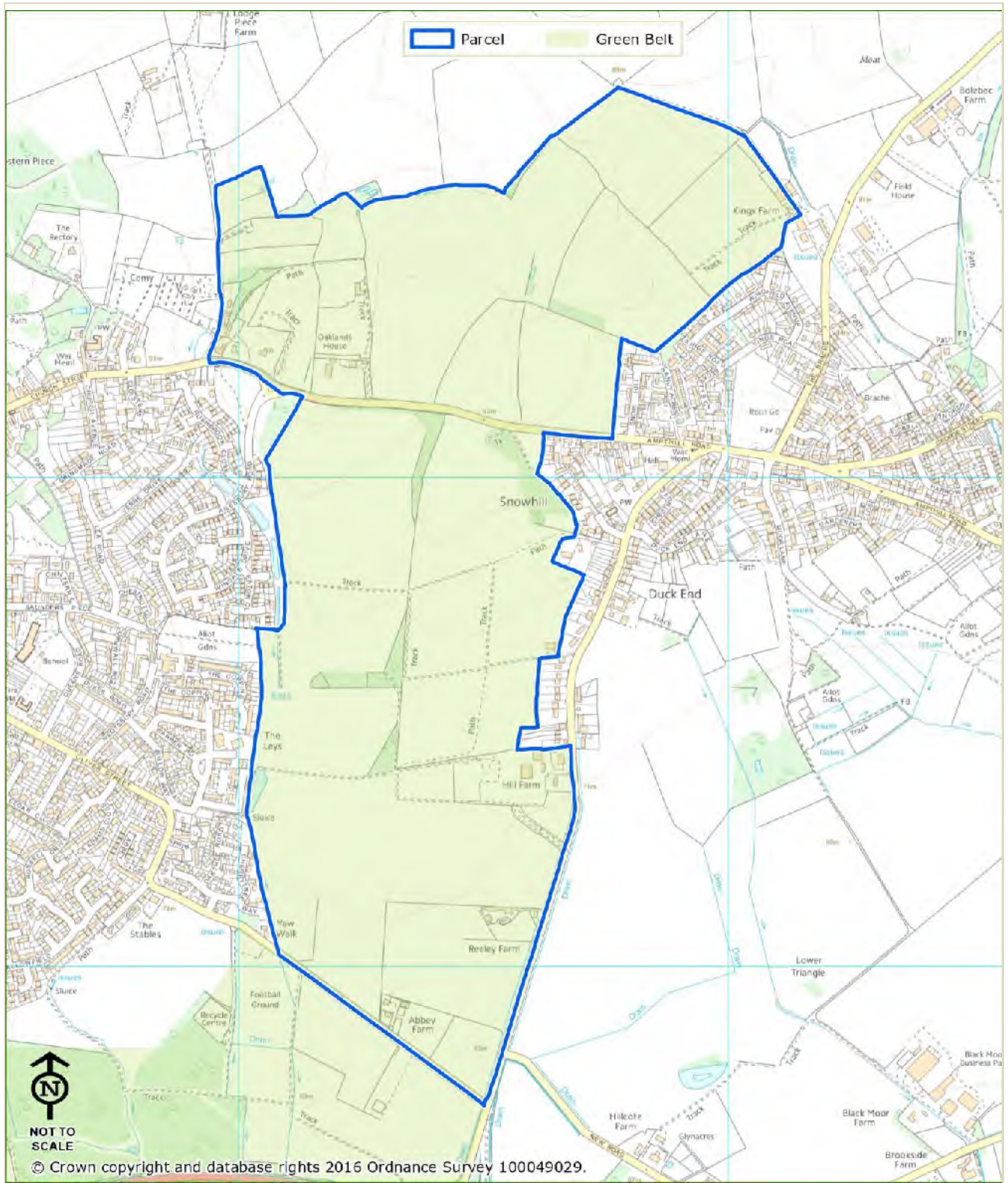
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: AH1

Parcel Type: Parcel

Area (ha)

125.1



Land Parcel Ref: AH1

Parcel Type: Parcel

Area (ha) 125.1

Parcel description

This parcel extends from the built up area of Ampthill towards the inset settlement of Maulden, connected by Ampthill Road from east to west. The parcel is mainly comprised of open arable and pasture fields defined by tree belts and small linear woodland copses. Existing development includes a small number of farmsteads in the south located off Flitwick Road and Abbey Lane. These are generally isolated and sit within open agricultural fields. A localised area of detached houses are also located on the western edge off Church Street and is well contained by tree planting.

The residential edge of Ampthill runs along the western boundary largely separated by a series of small ponds and tree belts. Back gardens of Maulden run along much of the eastern boundary. The northern boundary marks the edge of the Green Belt and is formed of tree belts with arable fields further beyond whilst the southern boundary is defined by the tree lined Abbey Lane. This means that the parcel relates fairly strong to the wider countryside.

Trees along Ampthill Road on the eastern approach, and the higher ground in the northern part of the parcel, contribute to the contained historic setting of the town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built up and development here would be associated with the settlement of Ampthill.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel lies adjacent to Ampthill and although it is some distance from the nearest town, it extends to the Maulden in the east.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel lacks urbanising features and the well-treed context and sloping topography characterising the northern area help to distinguish it from the adjacent settlements, but the parcels location at the Green belt edge limits its contribution to safeguarding the wider Green Belt countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively strong contribution

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to the historic setting.

Land Parcel Ref: AH1

Parcel Type: Parcel

Area (ha) 125.1

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: AH2

Parcel Type: Parcel

Area (ha) 63.4

Parcel description

The parcel is mostly open, comprising large blocks of woodland and agricultural fields to the south of Ampthill but contains localised areas of built development concentrated in the west. Redborne School Farm and Redborne Upper School and Community College with their associated grounds cover an area in the centre of the parcel along Flitwick Road with a small number of residential properties situated adjacent. Grange Stud Farm and Ampthill Grange are situated to the west of Flitwick Road amongst a pastoral land use covering a small hillock. In addition, Ampthill Recycling Centre is located off Abbey Lane in the north east of the parcel set within an area of woodland.

This relatively small parcel adjoins Ampthill in the north where back gardens of properties are orientated over the parcel, although it is largely separated from the urban edge by open arable fields. Flitwick Road forms the boundary to the west, where a lack of vegetation means that the parcel has a relatively strong relationship with the wider countryside. The tree lined A507 runs along the southern and western edge providing strong visual separation.

Flitwick lies adjacent to the parcel in the south approximately 150 metres away although intervening vegetation along the A507 prevents much intervisibility between the settlements. The parcel also forms part of the historic setting to Ampthill: separation from Flitwick is important in retaining the natural sheltered slope setting of Ampthill.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Ampthill.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively strong contribution

Notes:

Physical gap is very narrow and the hill of the higher ground at Grange Farm forms a barrier. Field boundary to the south is weak with football ground and fuel garage beyond. The eastern area makes a weaker contribution to this purpose.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel relates fairly strong to the settlement in the north west and is separated from the wider countryside by mature tree belts and a thick block of woodland in the centre of the parcel. The parcel also has a strong relationship with the wider countryside in the east where boundaries are more open.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively strong contribution

Land Parcel Ref: AH2

Parcel Type: Parcel

Area (ha) 63.4

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to the historic setting of Ampthill. Development of this parcel would detract from the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

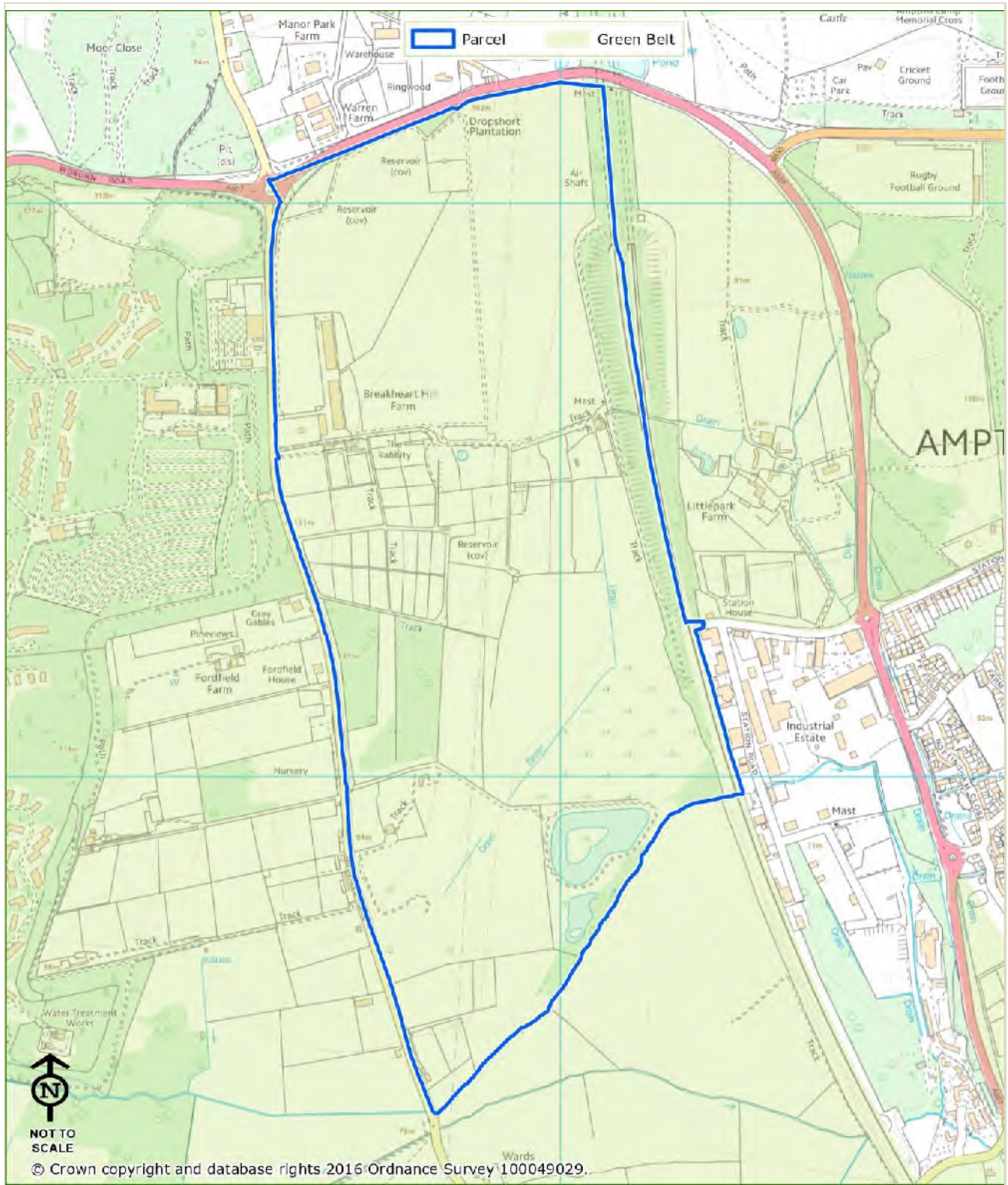
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: AH3

Parcel Type: Parcel

Area (ha)

93.2



Land Parcel Ref: AH3

Parcel Type: Parcel

Area (ha) 93.2

Parcel description

This parcel is located to the west of Ampthill Industrial Estate separated by a railway line. The industrial estate is in itself separated from Ampthill to a degree by the A507 with the settlement edge some distance from the parcel. Built development is limited to a single farmstead and a few isolated buildings situated along the perimeter of the parcel off Fordfield Road. The farm buildings are situated within open arable fields and the smaller buildings being much more enclosed by hedgerows and tree planting.

The A507 forms the northern boundary with farmsteads adjacent and pasture fields beyond. Managed hedgerows along Fordfield Road together define the western limit between the parcel and Woburn Forest whilst a thick tree belt makes up much of the southern edge.

The railway provides a strong separating feature from the neighbouring settlement. Woburn Forest to the west provides a degree of separation from the countryside although the southern fields relates strongly to the agricultural fields beyond.

The parcel is close to Ampthill and along the approach into the town and forms part of the wider rural setting.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built-up area and development here would not be associated to such.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not make a significant contribution to any countryside gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside being separated from the settlement by a railway line and lacking urbanising features. Development in the parcel would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the historic setting of Ampthill.

Land Parcel Ref: AH3

Parcel Type: Parcel

Area (ha) 93.2

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

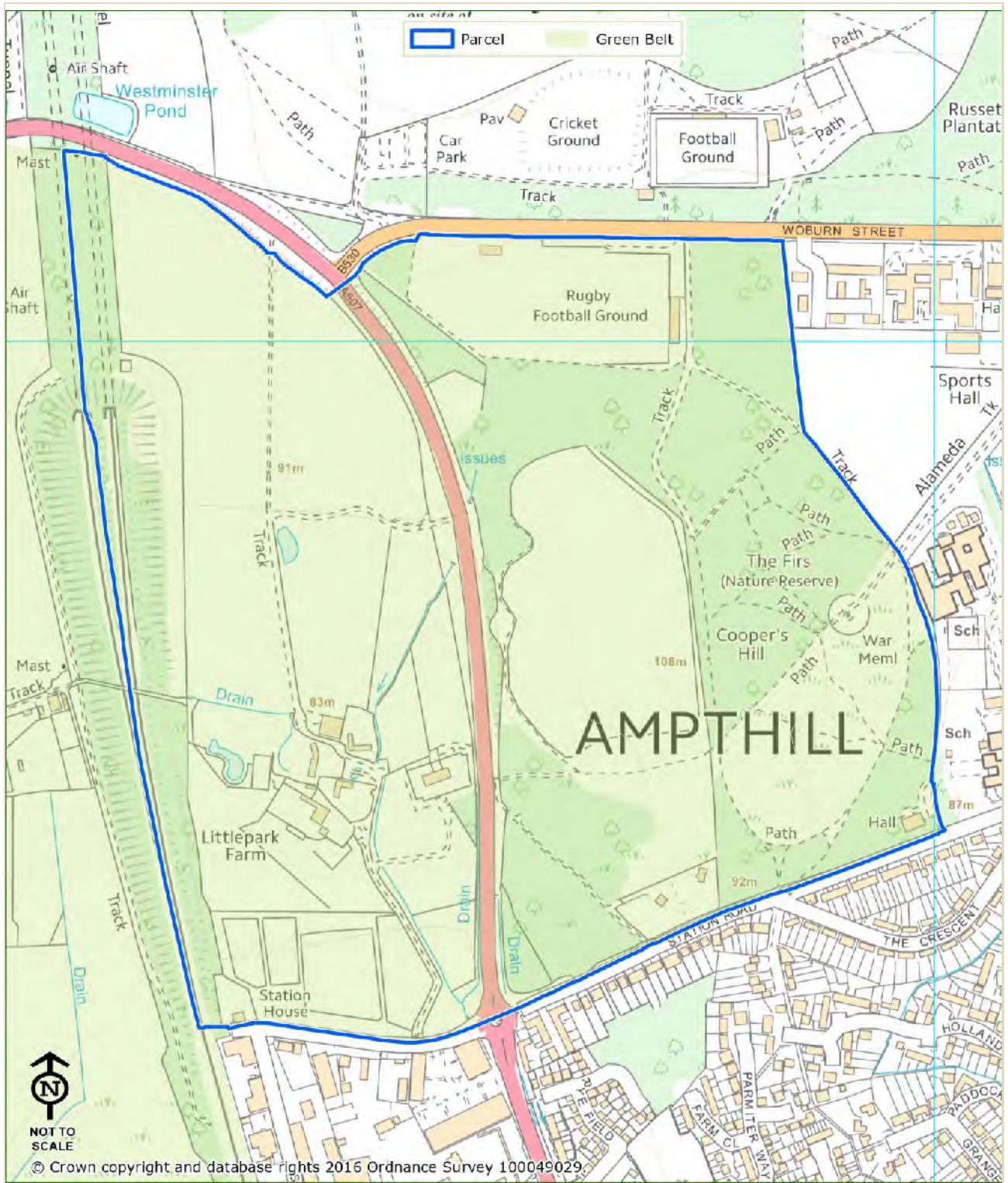
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: AH4

Parcel Type: Parcel

Area (ha)

63.5



Land Parcel Ref: AH4

Parcel Type: Parcel

Area (ha) 63.5

Parcel description

This parcel comprises a contrast of pasture fields and blocks of woodland associated with Cooper's Hill, located to the north west of Ampthill, neighboured to the south and east by the settlement edge. Existing development within the parcel is limited to a single farmstead and a few isolated dwellings off Station Road which runs along the southern boundary. Properties at Ampthill currently front onto Station Road and Alameda Middle School abuts the eastern edge, although large blocks of woodland on the outer edges of the parcel limit the relationship existing development has with the parcel.

The B530 adjoins with the A507 in the north to form the northern boundary and together with the well-treed railway line and a small part of Ampthill New-Tunnel making up the western edge, provide a degree of separation from the countryside. The fields of Ampthill Rugby Club and associated buildings are also located along the northern edge with Ampthill Park situated beyond.

Woodland and hill landform creates a strong distinction from settlement. Areas to the west of the A507 is very separate from the town.

The parcel lies between Ampthill and Ampthill Park with trees lining main routes into the town. The parkland character and tree-lined routes, including the Alameda, are key to the historic setting of Ampthill.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built-up area and development here would be associated with Ampthill.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development of this parcel would result in little to no perception of the narrowing of the gap between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

Cooper's Hill and associated woodland means that the parcel relates more strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development here would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong contribution

Notes:

The parcel's openness is a key element in the relationship between the settlement and the key characteristics identified as contributing to the historic setting. Development here would detract from the

Land Parcel Ref: AH4

Parcel Type: Parcel

Area (ha) 63.5

town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

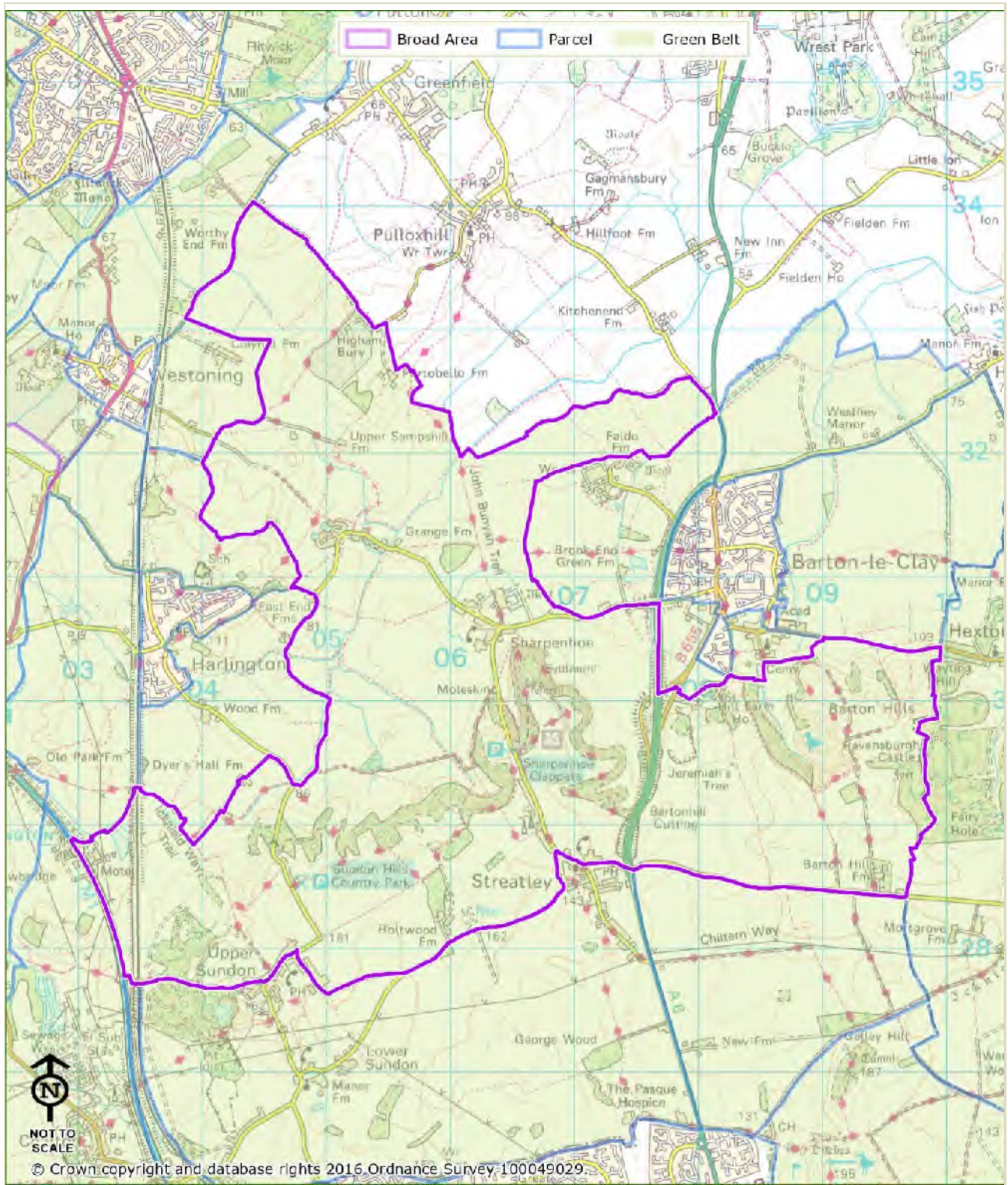
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: B

Parcel Type: Broad Area

Area (ha)

1,930.7



Land Parcel Ref: B

Parcel Type: Broad Area

Area (ha) 1,930.7

Parcel description

The majority of the broad area sits between Luton (to the south), Flitwick (to the north), Barton-le-Clay (to the east) and Harlington (to the west), with a smaller pocket of land to the north of Barton-le-Clay. The land within broad area B is arable and pastoral farmland, with occasional woodland blocks. The wooded chalk scarp slope is a prominent and distinctive landscape element following a meandering course between Harlington and Barton. Development is limited to the small village of Sharpenhoe, a modern housing development at Lovett Green and occasional isolated farmsteads.

A railway and the A6 traverse the fringes of the broad area and provide connectivity between Luton and settlements to the north, but the area lacks any significant urbanising influences.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The broad area is not adjacent to the large built-up area, and is separated by a considerable distance so that development here would not be associated with it.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively strong contribution

Notes:

The broad area occupies the major part of the gap between Luton and Flitwick, and between the smaller inset settlements of Harlington and Barton-le-Clay. It therefore makes a significant contribution to settlement separation.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

This is a broad area of countryside lacking in urbanising influences. Development here would represent encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The wooded hills in the southern area of the broad area form a minor element in the historic setting of Luton.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

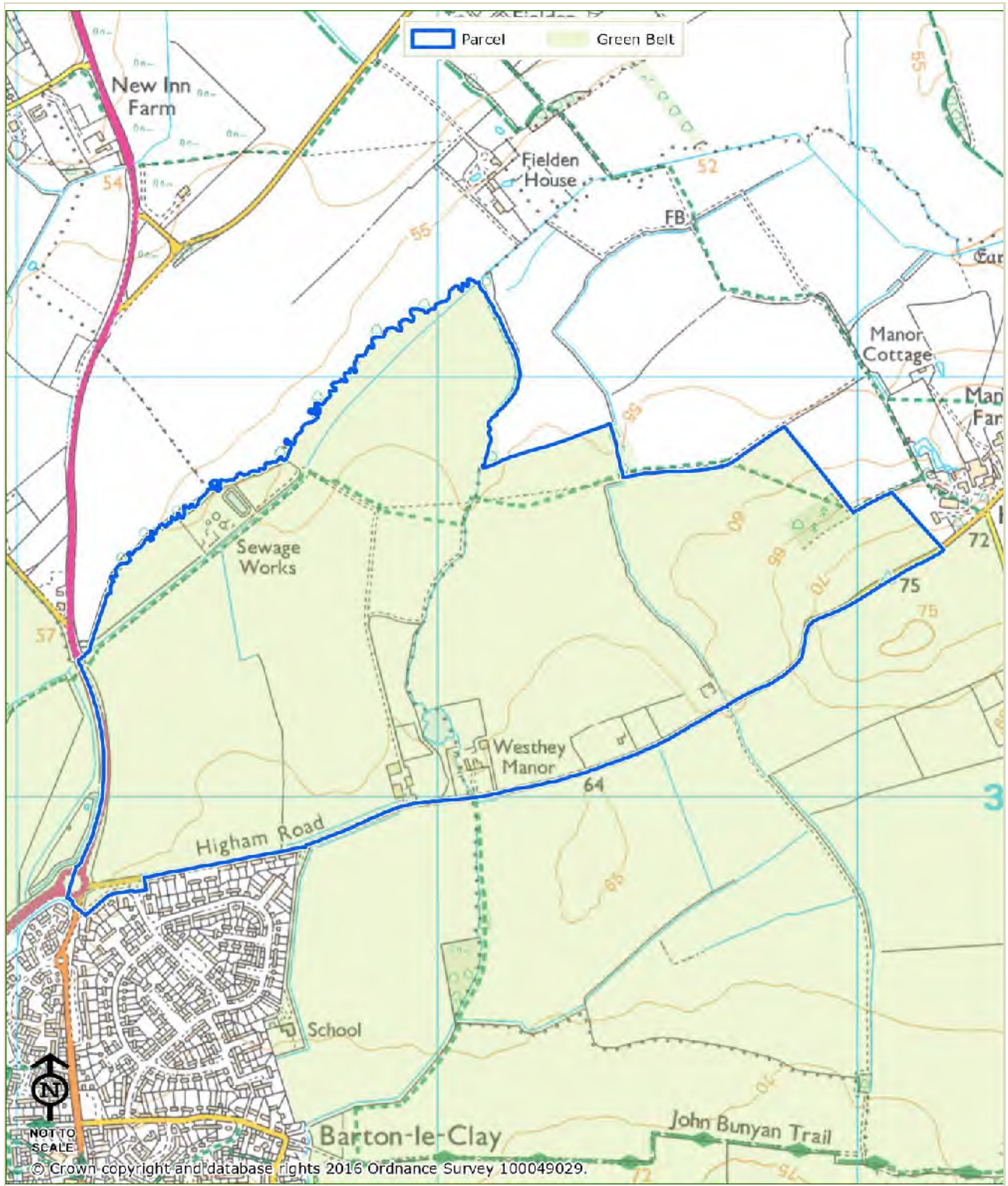
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: BC1

Parcel Type: Parcel

Area (ha)

153.2



Land Parcel Ref: BC1

Parcel Type: Parcel

Area (ha) 153.2

Parcel description

This parcel adjoins the northern edge of Barton-le-Clay and is made up of large scale arable fields defined by hedgerows. It is largely free from development save for a small sewage works in the north and a couple of warehousing units in the south east.

Tree-lined watercourses and hedgerows provide the separation between the parcel and the wider countryside in the north and east whilst the A6 forms the western edge. The eastern edge of the parcel is also the District boundary. Higham Road runs along the southern boundary out to the washed-over hamlet of Higham Gobion, and separates the parcel from adjacent properties in Barton which have a minor urban influence on the wider parcel.

The parcel lacks urbanising development and has a sense of openness and rurality. The outer boundaries create some limited separation from the wider countryside but the parcel is a large rural area in its own right, and forms part of a wider landscape of similar countryside.

The parcel is not close to any towns.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Barton-le-Clay.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel is not juxtaposed between towns and so development here would result in little to no perception of the narrowing of the gap.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel has no urbanising development, and there is no significant distinction in land use between this area and the arable farmland land around it.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of an historic town.

Land Parcel Ref: BC1

Parcel Type: Parcel

Area (ha) 153.2

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

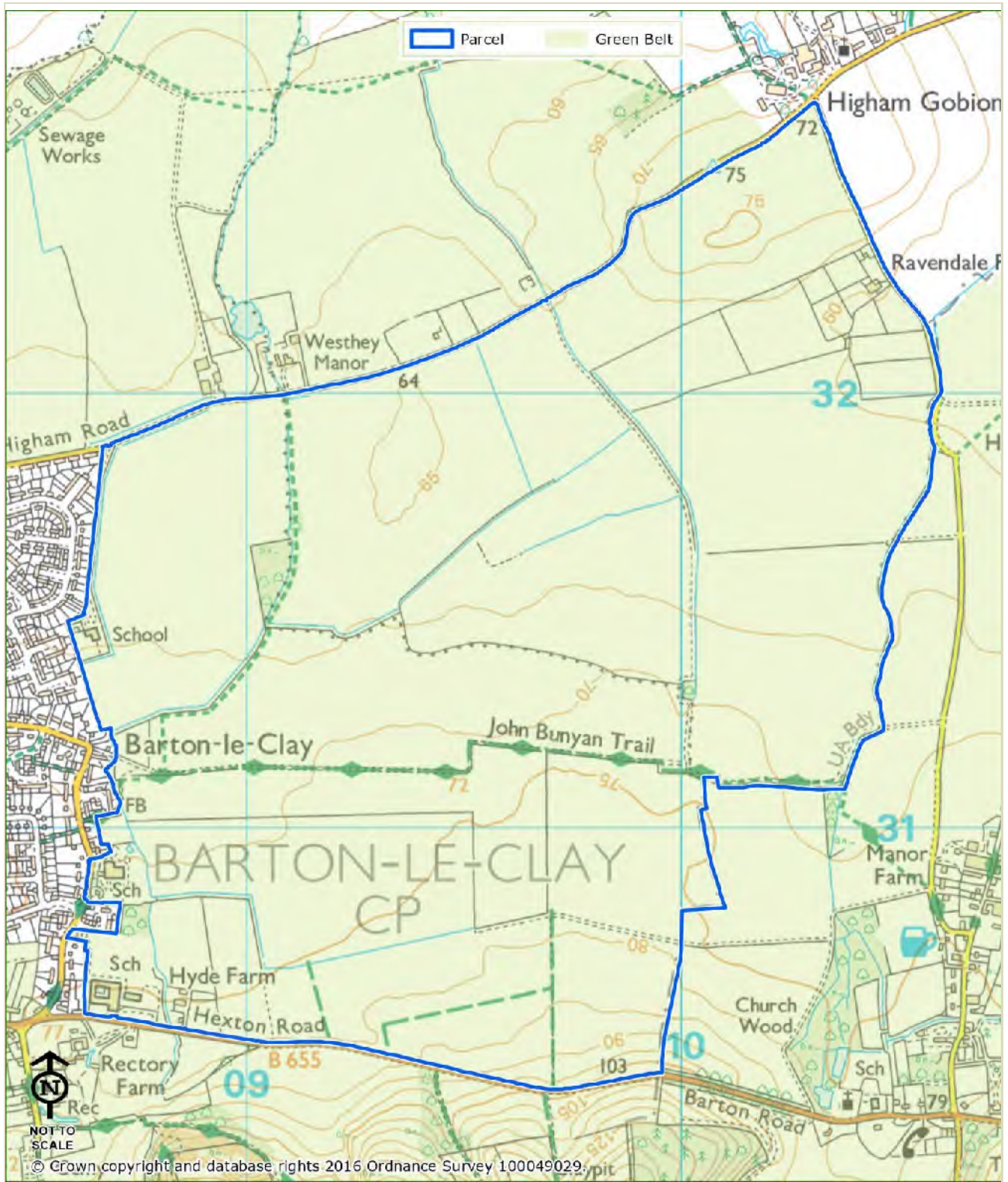
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: BC2

Parcel Type: Parcel

Area (ha)

292.2



Land Parcel Ref: BC2

Parcel Type: Parcel

Area (ha) 292.2

Parcel description

This parcel extends eastwards from the settlement edge of Barton-le-Clay up to Higham Gobion in the north east and Hexton in the south east. It comprises irregular arable fields largely free from existing development. Arnold Academy, Ramsey Manor Lower School and Orchard School are all situated adjacent to the built edge in the west of the parcel, contained by tree belts and hedgerows. Ravendale Farm, a single isolated farmstead, is also located in the north east with its access track combining with a small stream and hedgerows to form the eastern parcel boundary.

Minor roads comprising Higham Road and Hexton Road make up the northern and southern boundaries respectively. Other than the built edge in the west, the boundaries are largely open with further arable fields located beyond meaning that the parcel relates strongly to the wider countryside.

The parcel is not close to a town and has no relationship with a historic town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built-up area and development here would be associated with Barton-le-Clay

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel provides the entire gap between Barton-le-Clay and Higham Gobion and Hexton but is not juxtaposed between towns considered in this assessment and development here would result in little or no perception of the gap between such.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside although the school grounds are relatively well contained and make a weaker contribution.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

This parcel does not form part of the setting of a historic town.

Land Parcel Ref: BC2

Parcel Type: Parcel

Area (ha) 292.2

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

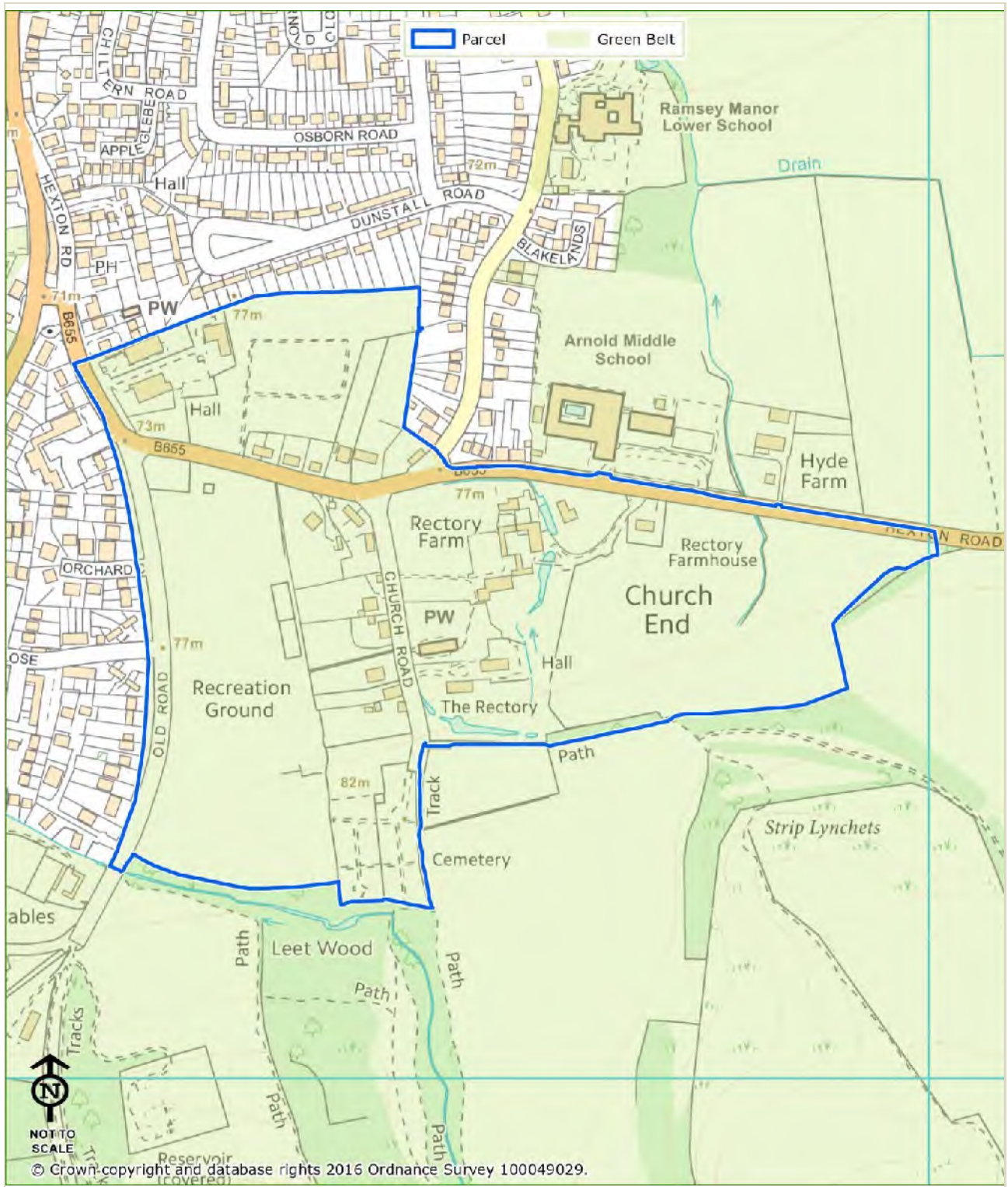
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: BC3

Parcel Type: Parcel

Area (ha)

24.2



Land Parcel Ref: BC3

Parcel Type: Parcel

Area (ha) 24.2

Parcel description

This parcel comprises the Church End part of Barton-le-Clay, to the south of the B655 Hexton Road, with St Nicholas Church and dwellings along Church Lane framed by a recreation ground to the west and grassland around Rectory Farm to the east. It also includes allotments and Barton Village Hall to the north of the B655.

Dwellings on the eastern edge of the inset settlement are set back behind a grassland strip and the tree-lined Old Road, forming the western edge of the parcel. Strong hedgerows form the southern edge, beyond which farmland and woodland blocks occupy the steeply rising slopes of Barton Hill frame a narrow valley. A hedgerow forms the eastern edge of the parcel, with arable farmland beyond. Arnold Middle School, also in the Green Belt, lies to the north of the parcel edge along the B655 and residential roads within the inset settlement bound the allotments and village hall on three sides.

There is a distinction between the open, rural character of built development along Church Lane, including the adjacent farm, and the form of development in the inset settlement, and the open land in the western part of the parcel and strong boundaries along Old Street and the B655 add to this separation. However, the parcel has strong outer boundaries too, including the sharp change in landform to the south, which create separation from the wider countryside. The school is an urbanising influence.

The parcel is not close to any towns.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built up area and development here would be associated with the settlement of Barton-le-Clay.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel is not juxtaposed between towns and development of this parcel would result in little or no perception of the narrowing of the gap between such.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel has a degree of distinction from both the inset settlement of Barton-le-Clay and the wider countryside. The allotment area to the north of the B655 is more contained and therefore potentially makes a weaker contribution.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Land Parcel Ref: BC3

Parcel Type: Parcel

Area (ha) 24.2

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

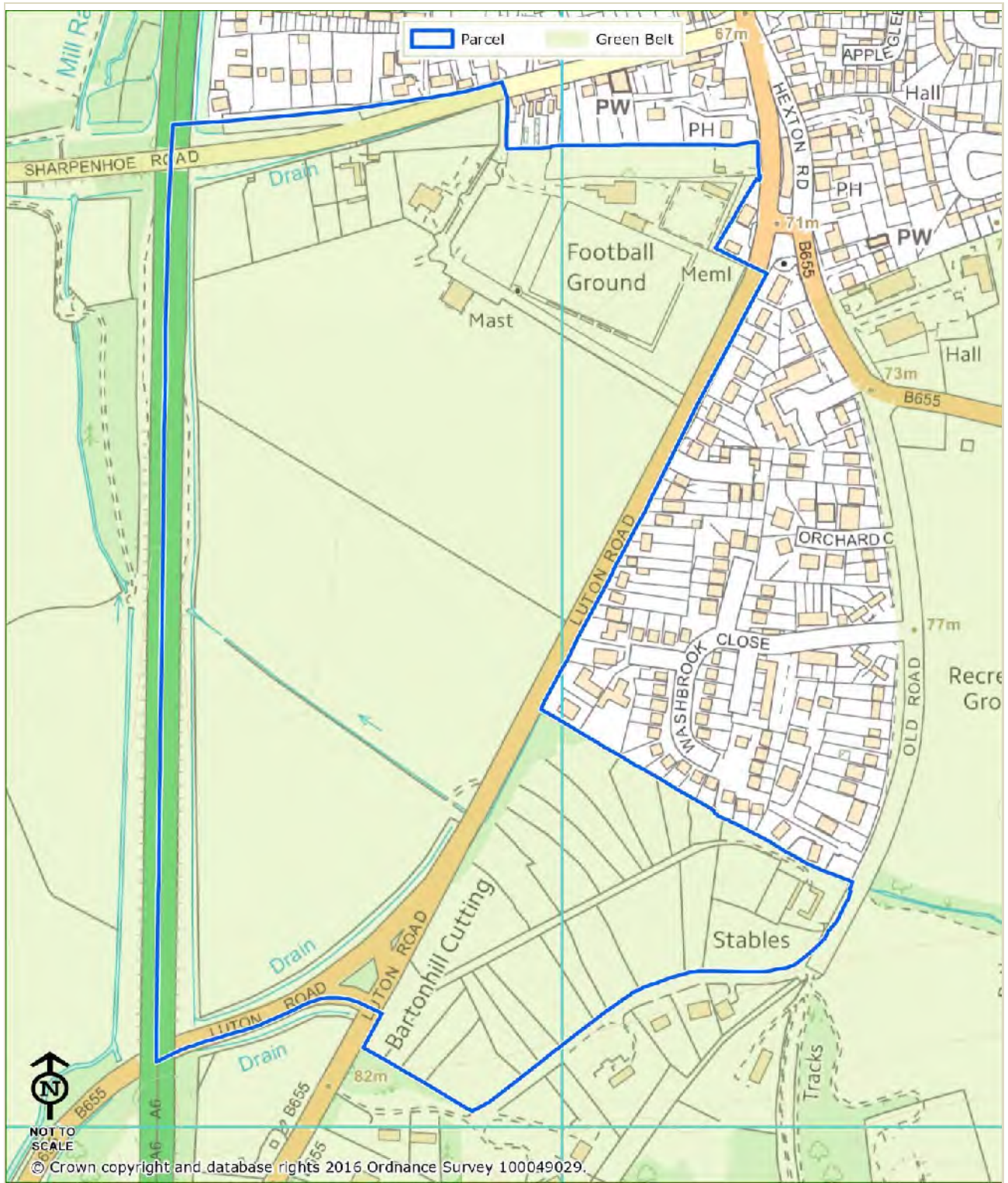
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: BC4

Parcel Type: Parcel

Area (ha)

31.9



Land Parcel Ref: BC4

Parcel Type: Parcel

Area (ha) 31.9

Parcel description

This parcel comprises a mix of arable, pastoral and recreational fields to the south of Barton-le-Clay. Barton Rovers Football Club and associated sports pitches are situated adjacent to the settlement edge in the north with agricultural fields well-defined by hedgerow and hedgerow trees located further south. Built development is limited to small buildings associated with the football club and scout hut in the north and stables in the southern corner.

The parcel abuts the inset settlement along Sharpenhoe Road to the north and the B655 Luton Road to the east, and is set within a broader arable landscape. The tree-lined A6 forms the western boundary, whilst to the south wooded slopes mark the scarp edge of the Barton Hills.

Mature hedgerow field boundaries limit the extent to which housing on Sharpenhoe Road has an urbanising influence over the parcel, but the A6 creates strong separation between the parcel and the wider countryside to the west, and woodland and the change in terrain have a similar effect to the south. There is weaker separation between the settlement edge on Washbrook Close and the paddocks that form the south-eastern part of the parcel.

The parcel is not close to any towns.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with the settlement of Barton-le-Clay.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not make a significant contribution to any countryside gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively weak contribution

Notes:

Containment by settlement and by strong road and landscape edges separate this parcel from the wider countryside, although urbanising influences are limited. Fields adjacent to the settlement edge individually make a weaker contribution than the parcel as a whole.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Land Parcel Ref:	BC4	Parcel Type:	Parcel	Area (ha)	31.9
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Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

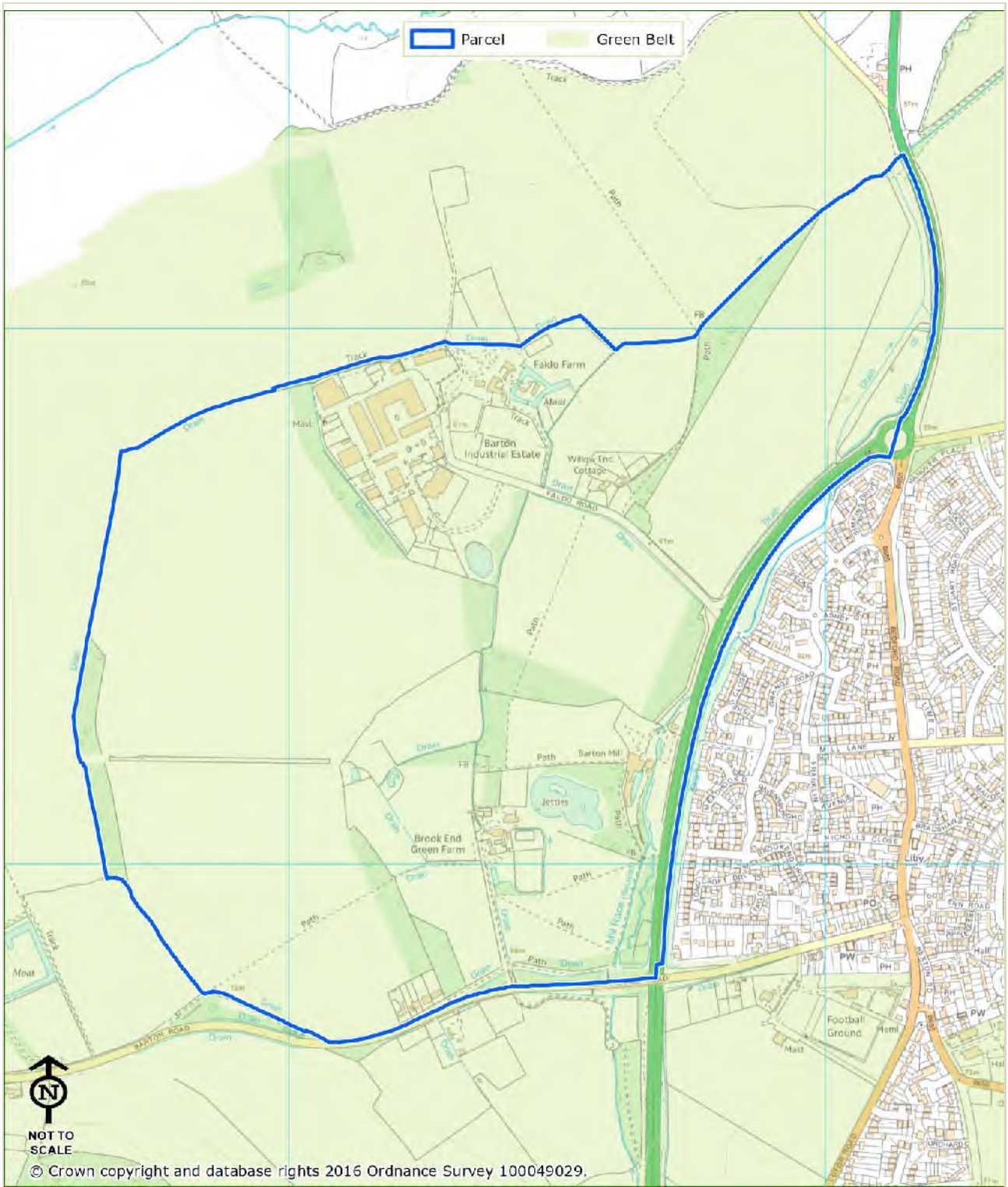
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: BC5

Parcel Type: Parcel

Area (ha)

151.4



Land Parcel Ref: BC5

Parcel Type: Parcel

Area (ha) 151.4

Parcel description

A parcel mostly comprising arable fields interspersed with irregular blocks of woodland to the west of Barton-le-Clay. An industrial estate, a shopping village and Brook End Farm are situated within the parcel and are enclosed by hedgerows, hedgerow trees and linear swathes of woodland. There are also a small number of residential properties in the south off Barton Road.

The tree-lined Faldo Road connects the industrial estate and shopping village to the A6 which runs along the eastern boundary between the parcel and the inset settlement edge. The western and northern boundaries follow the route of a small, tree-lined stream with further arable fields beyond. Barton Road forms the southern boundary with further agricultural fields beyond.

The presence of trees along the A6 creates a strong separation between the parcel from the settlement whilst the small vegetated watercourse provides a barrier feature to the countryside.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not make a significant contribution to any countryside gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel relates more strongly to the wider countryside than to the settlement and development within the parcel has a limited urbanising influence.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: C

Parcel Type: Broad Area

Area (ha)

498.5



Land Parcel Ref: C

Parcel Type: Broad Area

Area (ha) 498.5

Parcel description

The broad area consists of arable fields interspersed with small blocks of woodland, situated along the slopes and surrounds of the valley of the River Lea between Luton and Harpenden. The B653 and a railway line run along the valley floor, which is also the location of a sewage works and a cluster of residential development associated with East Hyde. A number of farmsteads and cottages are also located in the north.

The valley landform with hilltop woods provides a strong sense of rurality to the area and strong relationship with the wider countryside.

The District boundary also marks the eastern edge of the parcel, but there is continuity between the landscape to the east. Luton Hoo Estate adjoins the broad area in the north providing much of the separation between the settlement of Luton and the broad area whilst the settlement of Harpenden is located a short distance to the south.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The broad area is not adjacent to the large built-up area of Luton and is separated by some distance. The land between the broad area and Luton provides a strong role in preventing sprawl. Development within this parcel would relate more to Harpenden.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively strong contribution

Notes:

The broad area covers a large part of the gap between Luton and St Albans and plays a considerable role in maintaining the separation between settlements.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The broad area of countryside has a sense of separation from urban settlements and relates strongly to the wider countryside. Development here would represent encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate contribution

Notes:

The broad area's openness relates to the River Lea valley with views to the adjacent Luton Hoo Estate. These characteristics are identified as important to the historic setting of Luton.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Land Parcel Ref: C	Parcel Type: Broad Area	Area (ha) 498.5
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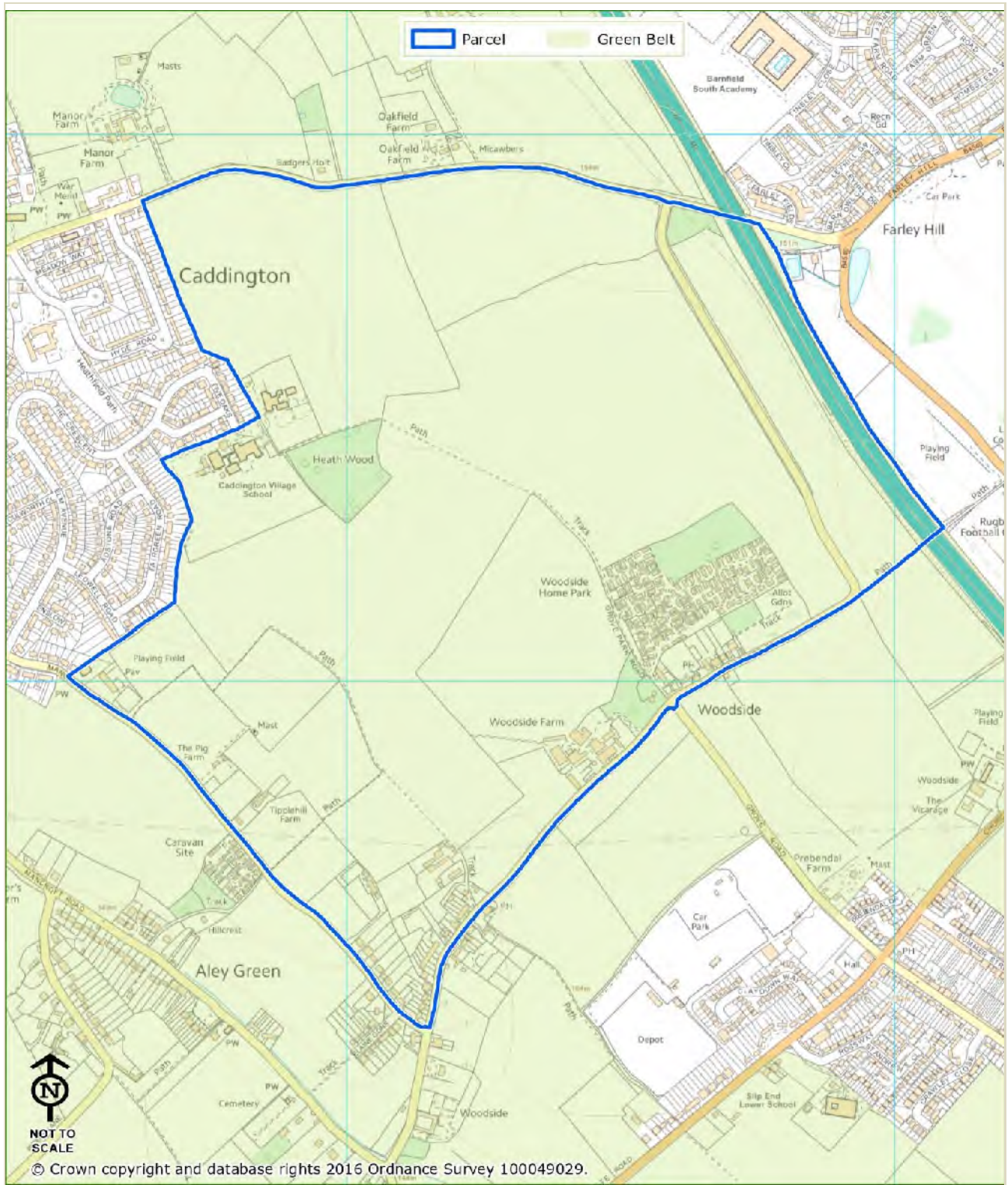
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: C1

Parcel Type: Parcel

Area (ha)

141.8



Land Parcel Ref: C1

Parcel Type: Parcel

Area (ha) 141.8

Parcel description

A parcel of mostly arable farmland, with generally weak dividing hedgerows, situated to the south and east of the inset village of Caddington. There is residential and farm development at several locations around the outer fringes of the parcel: at Aley Green, Lower Woodside and Woodside. Several areas of peripheral development at Caddington fall within the Green Belt: a close of houses (Woodlands), a sports club and Five Oaks Middle School.

The M1 forms the parcel boundary to the east, beyond which lies Stockwood Park on the edge of Luton. Minor roads form boundaries to the south (Woodside Road), west (Manor Road) and north-east (Luton Road), with further farmland beyond. At Caddington, houses back onto open fields in many places along an uneven settlement edge.

There is no great separation between Caddington and the farmland within the parcel, and development in the hamlets around the parcel edge does have an urbanising influence, but there is sufficient openness for the area as a whole to retain a rural character, particularly to the east. Although physically close to Luton, separation is provided by the M1 and Stockwood Park, but two roads cross under the motorway to provide connections. The inset village of Slip End, including a large area of airport parking, is a short distance to the south of Woodside Road, but is for the most part well-screened from view.

Stockwood Park is highlighted as a significant feature the historic setting of Luton, but this parcel does not affect the relationship between the town and the parkland. There is little distinction between the elevation of the terrain in this parcel and that of the nearby Farley Hill area of Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Relatively strong contribution

Notes:

The parcel has a stronger relationship with the surrounding countryside than with Luton, but is close enough to the large built-up area for extensive development to be perceived as associated sprawl. Development around the margins of Caddington would be associated with that settlement, so land here would potentially make a weaker contribution to this purpose, but only if a significant gap between Caddington and Luton were maintained.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development in this parcel would not contribute significantly to the likelihood of towns merging, but coalescence between Caddington and Slip End could be perceived as sprawl associated with Luton (purpose 1).

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel has a number of urbanising features but these are spaced within a wider agricultural landscape and so have a limited influence over the parcel as a whole. Smaller areas on the margins of Caddington are likely to make a weaker contribution in this respect.

Land Parcel Ref: C1

Parcel Type: Parcel

Area (ha) 141.8

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the setting of Luton.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

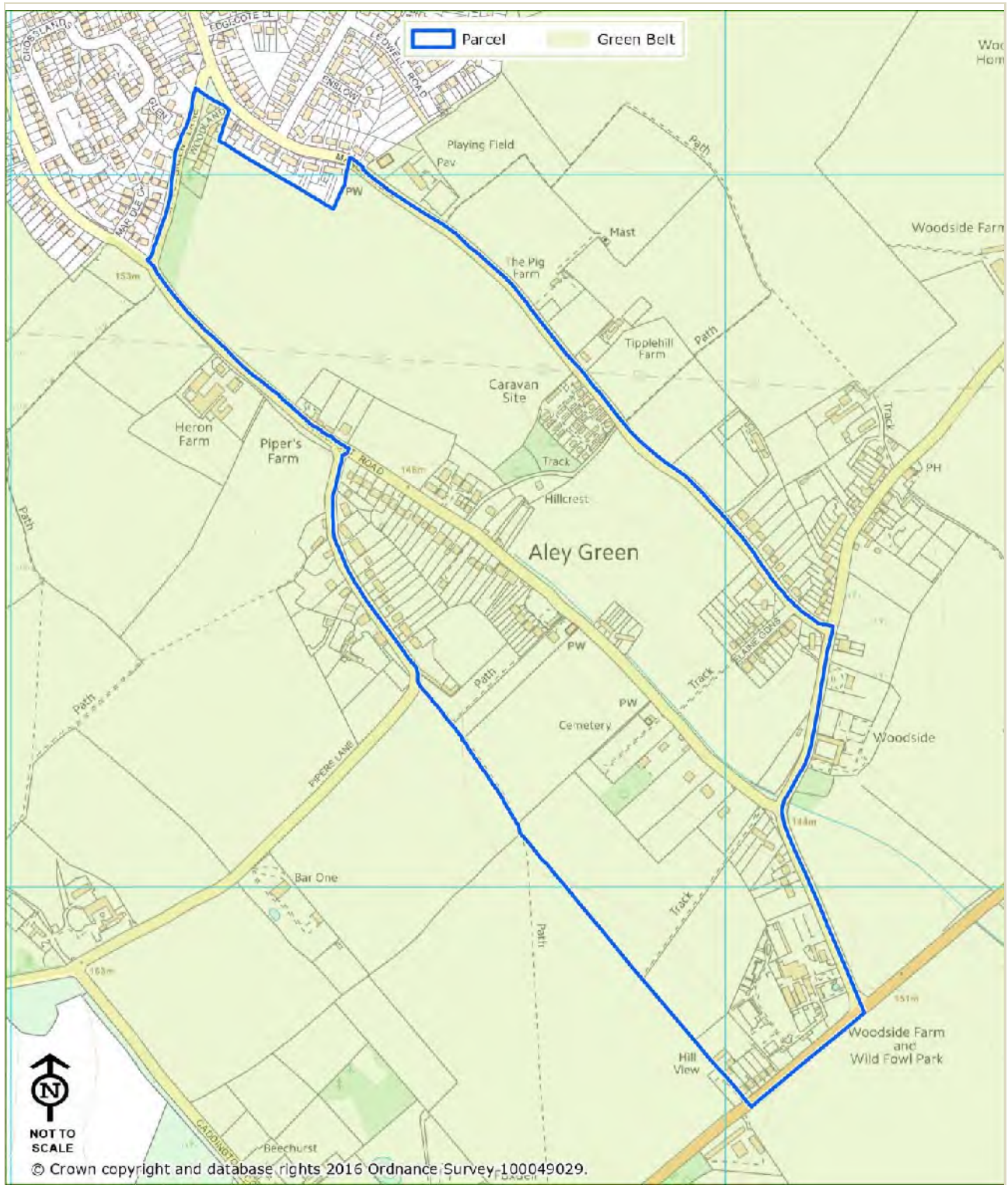
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: C2

Parcel Type: Parcel

Area (ha)

55.4



Land Parcel Ref: C2

Parcel Type: Parcel

Area (ha) 55.4

Parcel description

Arable fields to the south of Caddington, including the washed-over settlement of Aley Green and also part of the washed-over settlement of Lower Woodside, occupying the sides and floor of a narrow valley. Minor roads form the parcel edges, other than to the south of Aley Green and Lower Woodside, where hedges and a short stretch of the B4540 mark the County boundary. The parcel contains a significant amount of built development, but there is sufficient separation between villages, to which landform and tree cover makes a significant contribution, to retain countryside character. The valley within the parcel forms part of a much longer landscape feature.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Relatively weak contribution

Notes:

Land closer to Luton makes a stronger contribution to this purpose.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development in this parcel would not contribute significantly to the likelihood of towns merging.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

Development has some urbanising influence, but there is separation from the inset settlement of Caddington and a relationship with landscape beyond the parcel.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of an historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

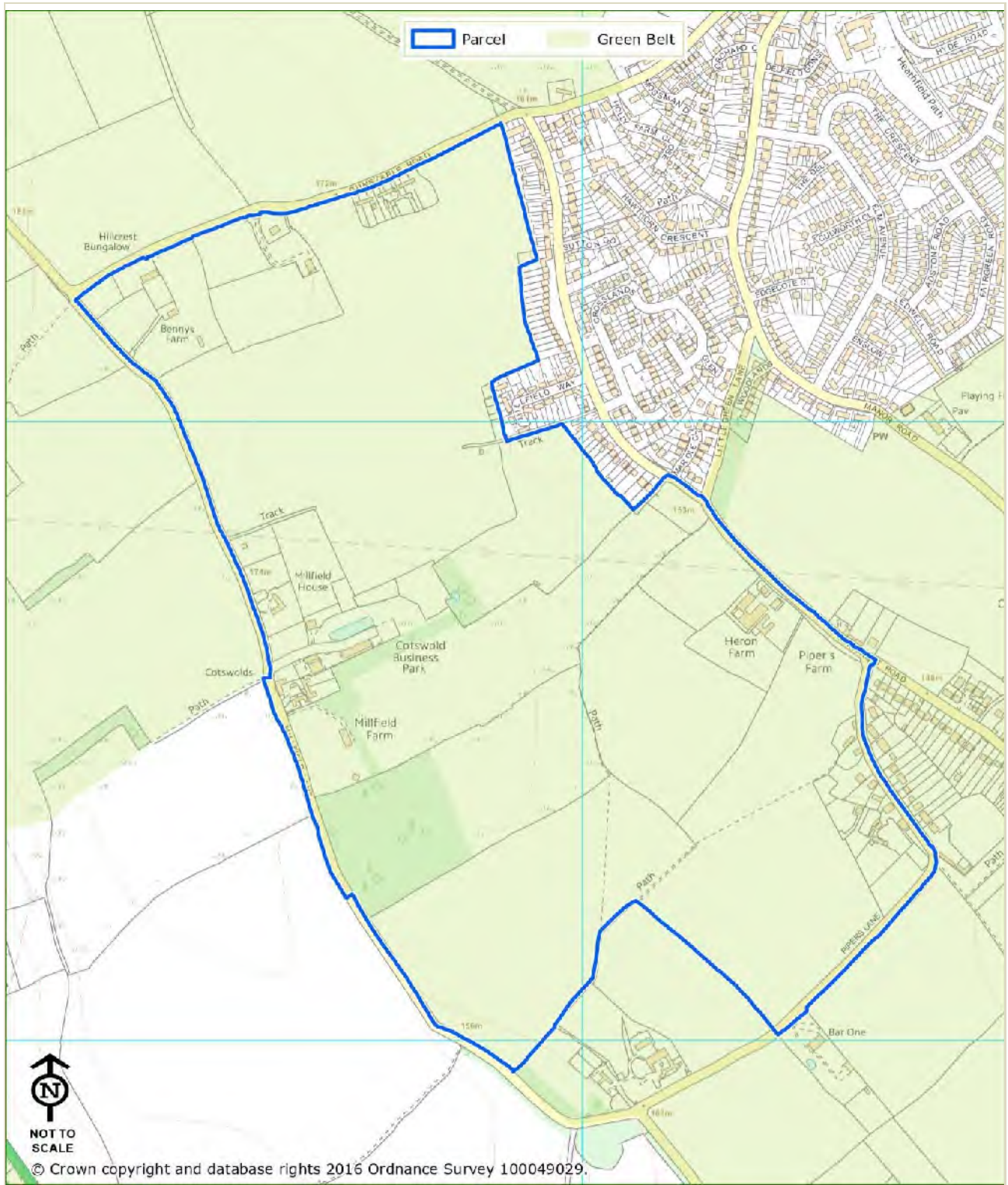
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: C3

Parcel Type: Parcel

Area (ha)

102.5



Land Parcel Ref: C3

Parcel Type: Parcel

Area (ha) 102.5

Parcel description

This parcel is largely made up of arable and pasture fields on the western edge of Caddington with a number of small areas of development located along the roads which form its boundaries. A small row of residential properties together with a single farmstead are located along the inner edge of the northern boundary, whilst the Cotswold Business Park and a few large houses are situated in the west. Eden Brae Business Park is situated in the north western corner of the parcel and there are also a number of dwellings and farmsteads in the east forming part of the hamlet of Aley Green on the eastern edge.

Dunstable Road forms the northern boundary before it meets Millfield Lane marking the western extent. Millfield Lane converges with Pipers Lane just south of the parcel and makes up the southern boundary together with a hedge-lined field boundary around an isolated dwelling. Pipers Lane joins Mancroft Road, which forms the eastern boundary, connecting Aley Green with Caddington. The majority of the roads are lined with hedgerow and hedgerow trees.

The parcel abuts the urban edge of Caddington with back gardens forming the parcel boundary, so there is some urbanising influence on the parcel, but the fields form part of a wider agricultural landscape.

The parcel is not close to any towns.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built-up area and development here would be associated with the settlement of Caddington.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not make a significant contribution to any countryside gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel relates well to the wider countryside, although there is a greater urbanising influence in the vicinity of Caddington, and to a lesser extent Aley Green.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Land Parcel Ref: C3

Parcel Type: Parcel

Area (ha) 102.5

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

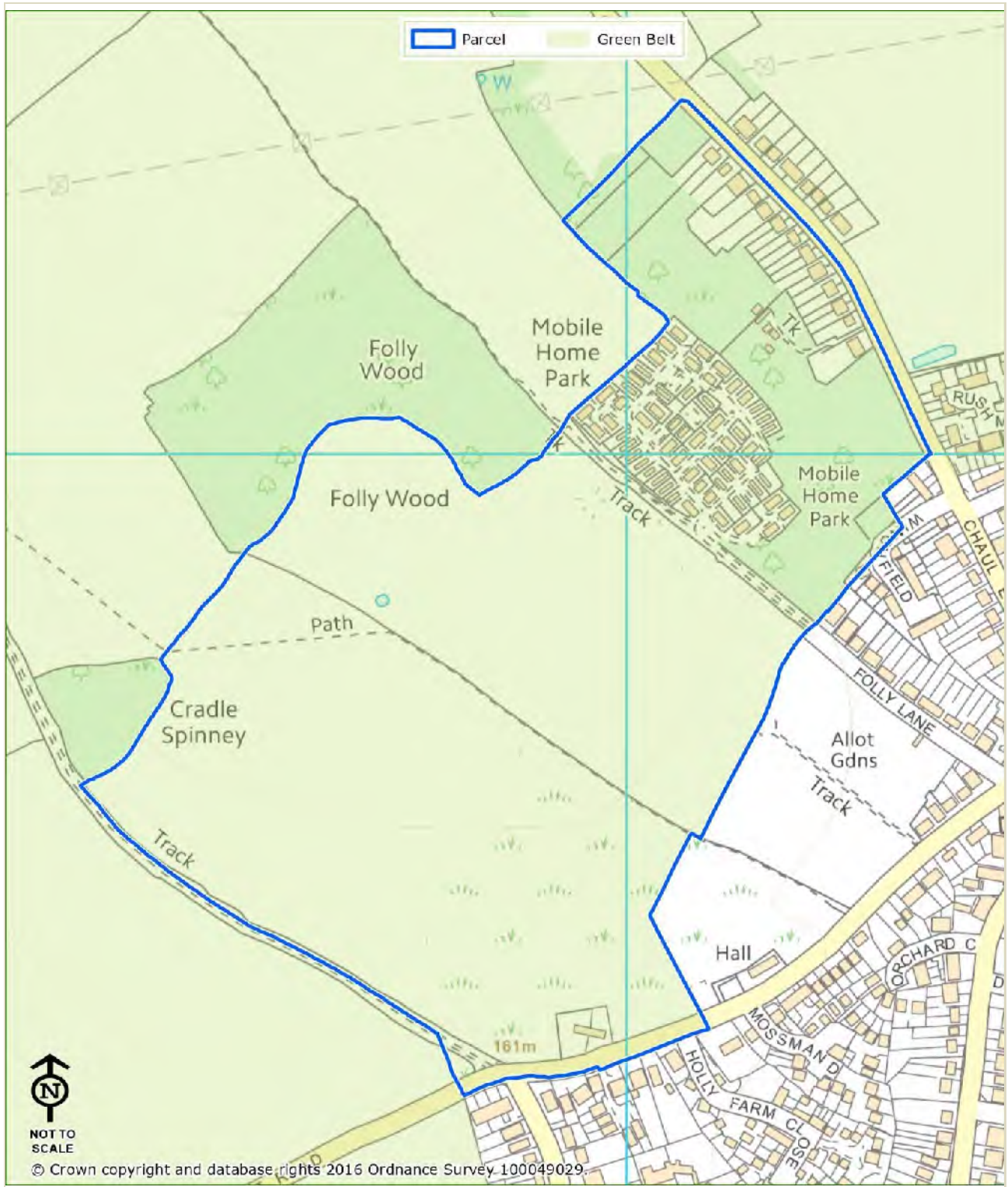
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: C4

Parcel Type: Parcel

Area (ha)

26.2



Land Parcel Ref: C4

Parcel Type: Parcel

Area (ha) 26.2

Parcel description

This parcel comprises pasture fields inset with small pockets of housing and residential park development on the northern edge of Caddington. Existing development is located along minor roads extending from the built edge and is largely enclosed by woodland planting.

The parcel abuts short stretches of the inset settlement edge on Dunstable Road and on Winchfield, with woodland separating the latter from the Collinswood residential park. Between these, hedged allotments and a small copse separate the parcel from Caddington. Chaul End Road, with associated housing, forms the eastern boundary. Tree belts and woodland copses make up most of the north western edge, and a hedged lane marks the south western boundary. Mostly arable farmland lies beyond these boundaries.

Tree and hedgerow cover around the parcel fringes creates a degree of separation from the wider arable landscape but also contains the urbanising influence of existing pockets of development within the Green Belt, and along with the allotments, creates separation from the inset settlement edge.

The parcel is reasonably close to Luton but no closer than Caddington. Luton is considered a historic town, but landform limits its relationship with the parcel.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Caddington.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not make a significant contribution to any countryside gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel has a degree of separation from both the countryside and adjacent settlement.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel plays a minor element in the historic setting of Luton due to its location but because of its relatively small size and its containment from vegetation, it has a limited sense of openness and little intervisibility with the historic core of Luton.

Land Parcel Ref: C4

Parcel Type: Parcel

Area (ha) 26.2

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

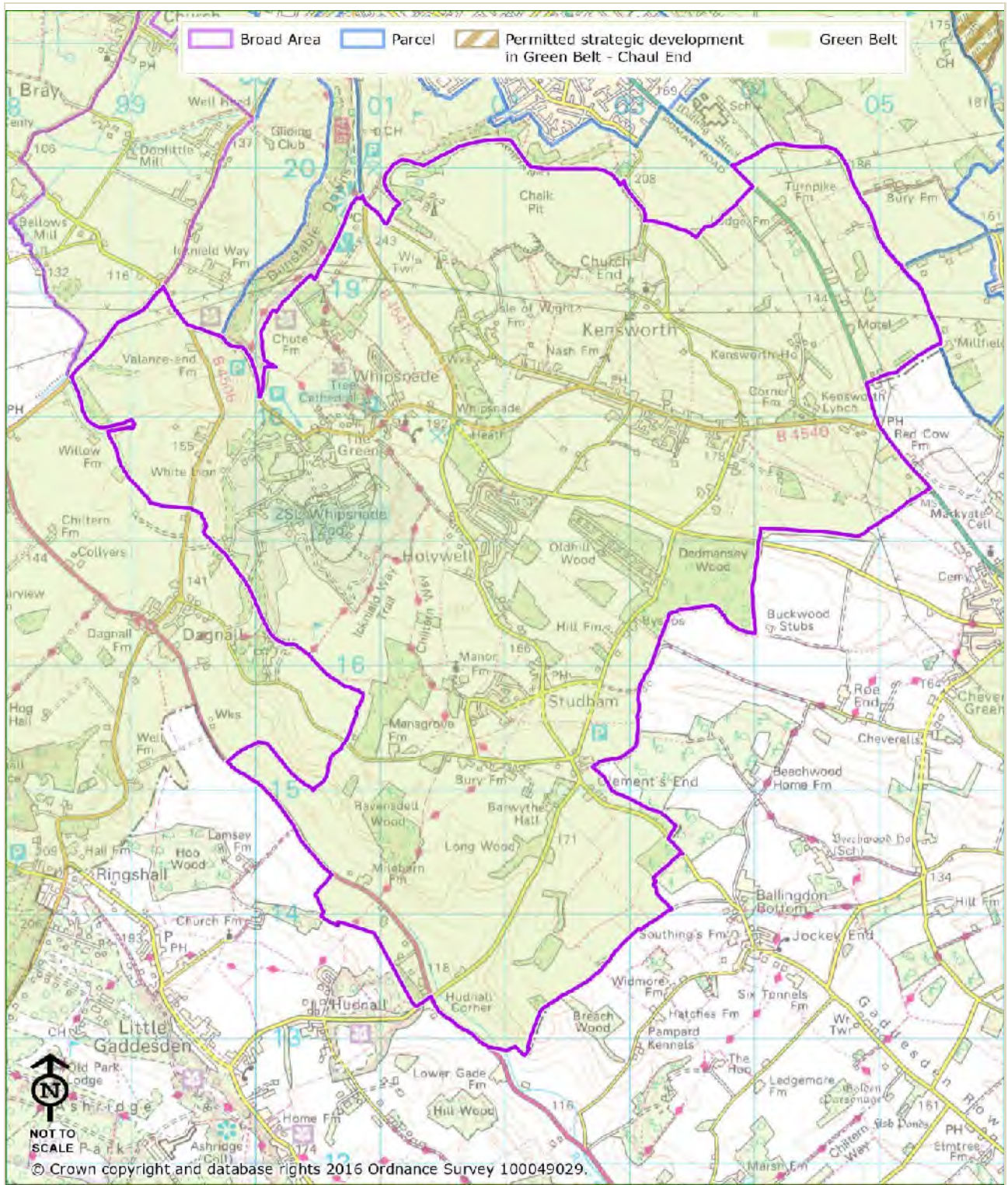
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: D

Parcel Type: Broad Area

Area (ha)

2,673.6



Land Parcel Ref: D

Parcel Type: Broad Area

Area (ha) 2,673.6

Parcel description

This broad area covers much of the Dunstable Downs to the south of Dunstable and comprises a patchwork of pasture, arable and woodland. Kensworth Chalk Quarry is located in the northern area, a short distance from the settlement edge and is well contained by woodland. ZSL Whipsnade Zoo also occupies a relatively large area in the west on the escarpment.

The villages of Studham, Holywell, Whipsnade and Kensworth are situated within the parcel all varying in form connected by a number of B roads and country lanes. Trees are abundant in and around the settlements, giving them a rural character. Intervening woodland and undulating topography also help to assimilate the villages into the landscape. The chalk downland is distinctive, enhancing the sense of separation from the urban area to the north and connecting it to the wider Chiltern Hills landscape to the south and west.

The higher downland towards the northern end of the parcel plays a role in the wider setting of Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Relatively weak contribution

Notes:

The northern end of the parcel is very close to the large built-up area of Dunstable, but the downland escarpment creates a strong separation.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

The broad area forms approximately half of the c.12km gap between Dunstable/Luton and the Hertfordshire towns of Hemel Hempstead and Berkhamstead. Smaller parts of the broad area make a weaker contribution to this gap

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The broad area is considered to be countryside containing only a few urbanising influences.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the wider downland setting of Luton.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Land Parcel Ref:	D	Parcel Type:	Broad Area	Area (ha)	2,673.6
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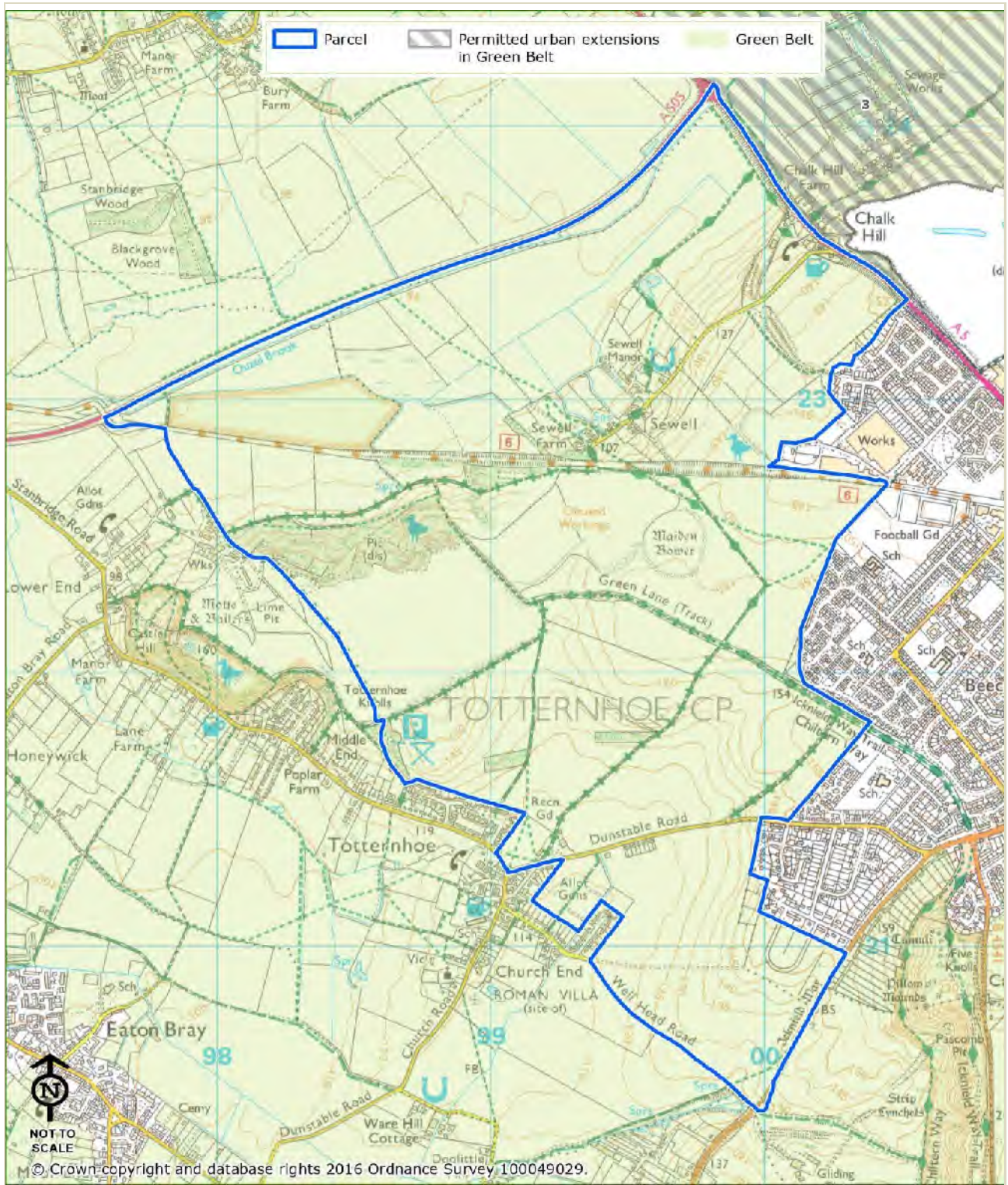
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: D1

Parcel Type: Parcel

Area (ha)

506.4



Land Parcel Ref: D1

Parcel Type: Parcel

Area (ha) 506.4

Parcel description

The parcel comprises large, arable fields between Dunstable and the chalk escarpment to the west, the wood and pasture slopes of the escarpment itself, on which the village of Sewell is located, and the flat floor of the River Ouzel valley south of the A505. The A5 marks the boundary to the north. To the south the parcel stops at the edge of the escarpment above the village of Totternhoe, but includes fairly steep slopes above Church End. There is no development in the parcel aside from Sewell, which has low density dwellings with a rural character, the edge of the hamlet of Chalk Hill on the A5, and a few isolated buildings mostly on the outskirts of Church End.

The western settlement edge of Dunstable ends unevenly, with modern housing directly abutting weak field boundaries other than towards the northern end of the parcel, where a large area of scrub vegetation forms a buffer. The large, open arable fields, with weak boundaries, form a homogeneous area that is distinct from the settlement. To the west and south the topography forms a strong edge, creating separation from the scarp-edge settlements and valley landscape beyond. The grass field to the south of the settlement edge adjacent to The Avenue, with arcs of trees representing the route of a residential road planned in the 1930's but not subsequently built, has a closer relationship with the town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

Expansion into the open, arable landscape of this parcel would be viewed as sprawl, but the uneven settlement edge and absence of a defining boundary feature means that smaller areas adjacent to the settlement edge would make a weaker contribution to this purpose. It is largely distinct from the wider countryside but constitutes a considerable area of countryside in its own right.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate contribution

Notes:

This parcel forms a relatively small part of the gap between Dunstable and Leighton Buzzard, but development that breached the chalk escarpment to the west would have a proportionately greater impact on perceived settlement separation.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The area to the west and south of the chalk escarpment relates strongly to the wider countryside and is very separate from the inset settlement of Dunstable. The large arable fields adjacent to Dunstable also, through their openness and homogeneity, have a degree of distinction from the settlement and lack urbanising development. The field to the south of The Avenue makes a slightly weaker contribution in this respect, but is still considered to make a moderate contribution to this purpose.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: D1

Parcel Type: Parcel

Area (ha) 506.4

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

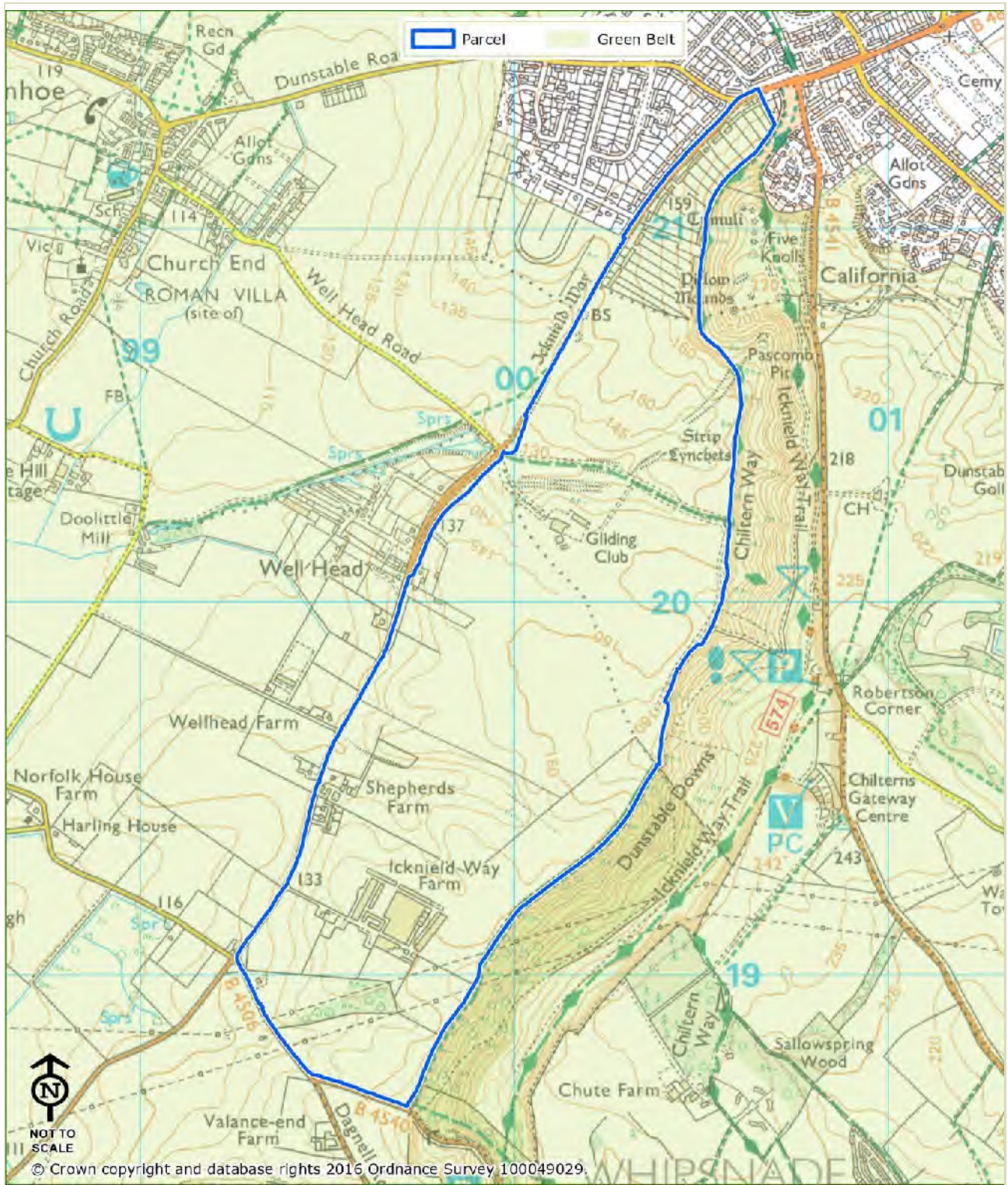
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: D2

Parcel Type: Parcel

Area (ha)

153.6



Land Parcel Ref: D2

Parcel Type: Parcel

Area (ha) 153.6

Parcel description

The parcel adjoins the large built-up area of Luton-Dunstable along the B489 Tring Road, and includes houses along the eastern side of Tring Road. The majority of the parcel consists of undulating, mostly arable farmland lying to the north and south of the large, open grassland of the London Gliding club. There is scattered, isolated residential development elsewhere in the parcel, buildings associated with the gliding club and a farm-based business park.

The B489 forms the northern and western edges of the parcel. In Dunstable there is residential development along the western side of the road but to the south the road is generally well-treed. The scrub and chalk grassland open access land of Dunstable Downs, sloping up steeply from the parcel edge, lies along the western side of the parcel. The B4506 Dagnall Road and the B4540 separate the parcel from further farmland to the south.

There is no clear distinction between houses within the parcel on the eastern side of Tring Road and those to the west within the defined built-up area. In the long gardens to the rear of these properties, tree cover merges with the scrub-covered downland slopes, but a sharp change in slope angle creates a degree of separation.

To the south there is a sharp change from the tree-lined boundary of the end house on Tring Road to the open farmland and airfield grassland to the south. The proximity of high ground to the east strengthens the relationship between the parcel and the wider countryside.

None of the built development further south in the parcel has a significant urbanising influence. The scale of residential development is too small, and commercial development is too isolated and too well contained within the wider landscape.

The parcel is not close to any non-Green Belt settlements, other than Dunstable, and has no relationship with the historic town of Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The northern end of the parcel, with existing residential development and associated gardens, is adjacent to the large built-up area of Luton-Dunstable and relates more strongly to this than to the wider countryside. The majority of the parcel has some separation from the large built-up area and relates strongly to the wider countryside, but is close enough to perform a role in preventing sprawl. Development would represent significant expansion of the large built-up area into countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development in this parcel would not contribute significantly to the likelihood of towns merging.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Land Parcel Ref: D2

Parcel Type: Parcel

Area (ha) 153.6

Notes:

The majority of the parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development; so development would represent encroachment into the countryside. The houses and gardens on Tring Road make a weaker contribution to this purpose.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of an historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

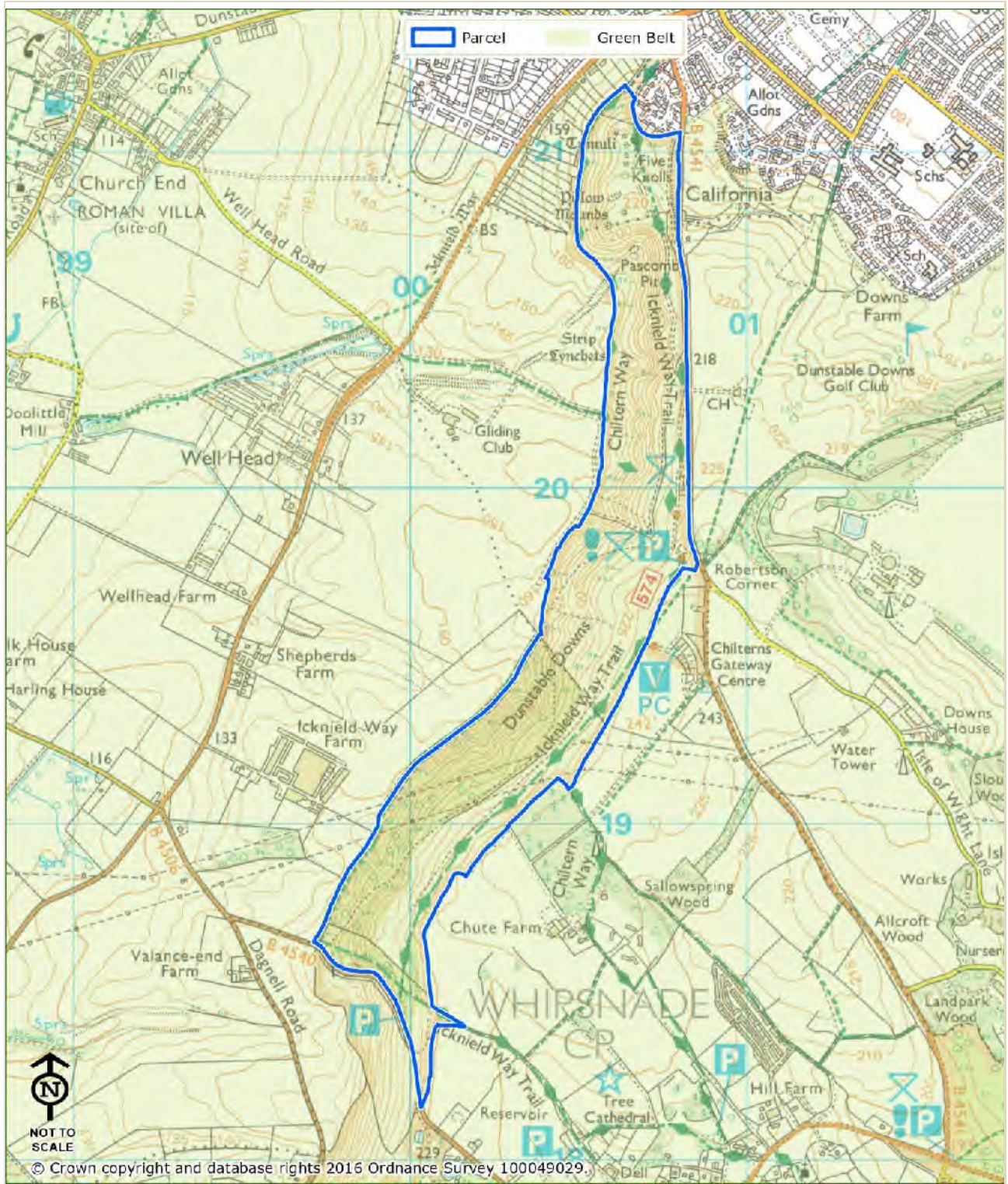
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: D3

Parcel Type: Parcel

Area (ha)

84.5



Land Parcel Ref: D3

Parcel Type: Parcel

Area (ha) 84.5

Parcel description

The parcel consists of the steep, open-access chalk grassland and scrub slopes of the western scarp of Dunstable Downs, extending south from the edge of the large built-up area of Luton-Dunstable. It contains no built development.

The sharp break in slope at the foot of the downs marks the western boundary of the parcel, also coinciding with a change in land use to arable farmland. To the east of the scarp crest, marked by the B4541 Whipsnade Road, the flatter downland summits, shallower east-facing slopes and coombes are occupied by open grassland, several woodland blocks and belts, and Dunstable Downs Golf Course. Houses on Royce Close, and the long back gardens of houses on the B489 Tring Road, separated from the parcel by strong tree lines, mark the settlement edge to the north, and the B4540, beyond which the downs continue southward to Whipsnade, marks the southern edge of the parcel.

There is a very strong distinction between the steep, undeveloped downland slope, the settlement to the north and the farmland to east and west. The parcel forms part of a longer chalk scarp which is a very distinct countryside landform, clearly separate from any built-up areas.

The west face of Dunstable Downs forms a significant element in the landscape setting of Dunstable but has a weaker relationship with Luton. There are no other non-Green Belt settlements in the vicinity.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

Any development on the chalk scarp would be viewed as extending the large built-up area of Luton-Dunstable beyond its natural setting, and would constitute sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development in this parcel would not contribute significantly to the likelihood of towns merging.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development – development would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the setting of Luton.

Land Parcel Ref: D3

Parcel Type: Parcel

Area (ha) 84.5

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

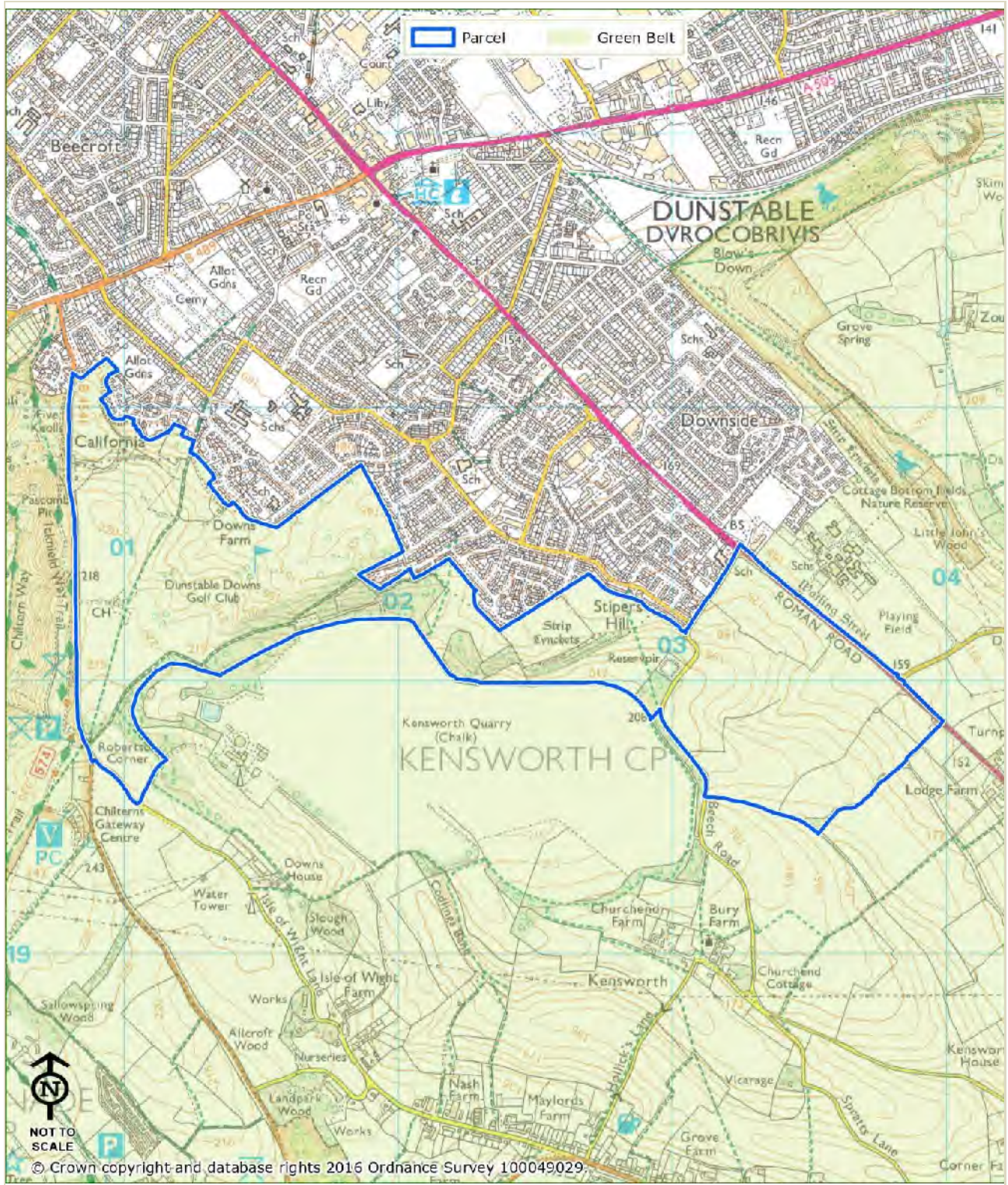
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: D4

Parcel Type: Parcel

Area (ha)

180.4



Land Parcel Ref: D4

Parcel Type: Parcel

Area (ha) 180.4

Parcel description

Dunstable Downs Golf Club covers a large portion of this undulating high ground to the east of the chalk escarpment, sloping down northwards to Dunstable and bounded by Kensworth Quarry to the south. There is strong tree cover along the settlement edge, and to the east a patchwork of fields and woodland blocks occupy the narrow belt of land between the settlement and the quarry. The parcel is largely free from development with a few residential properties and the Dunstable Downs Golf Club House situated along the inner western edge.

The wooded downs are a distinctive landscape that is strongly separated from the town and forms part of the wider area of open, undeveloped high downland.

The downland edge forms a significant element in the landscape setting of Dunstable but has a weaker relationship with Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area of Dunstable but has a degree of separation from it and relates more strongly to the wider countryside. Development here would represent significant expansion of the large built-up area into countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development of this parcel would result in little or no perception of the narrowing of the gap between towns due to the considerable distance and landscape features to the south.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development here would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the setting of Luton.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Land Parcel Ref: D4	Parcel Type: Parcel	Area (ha) 180.4
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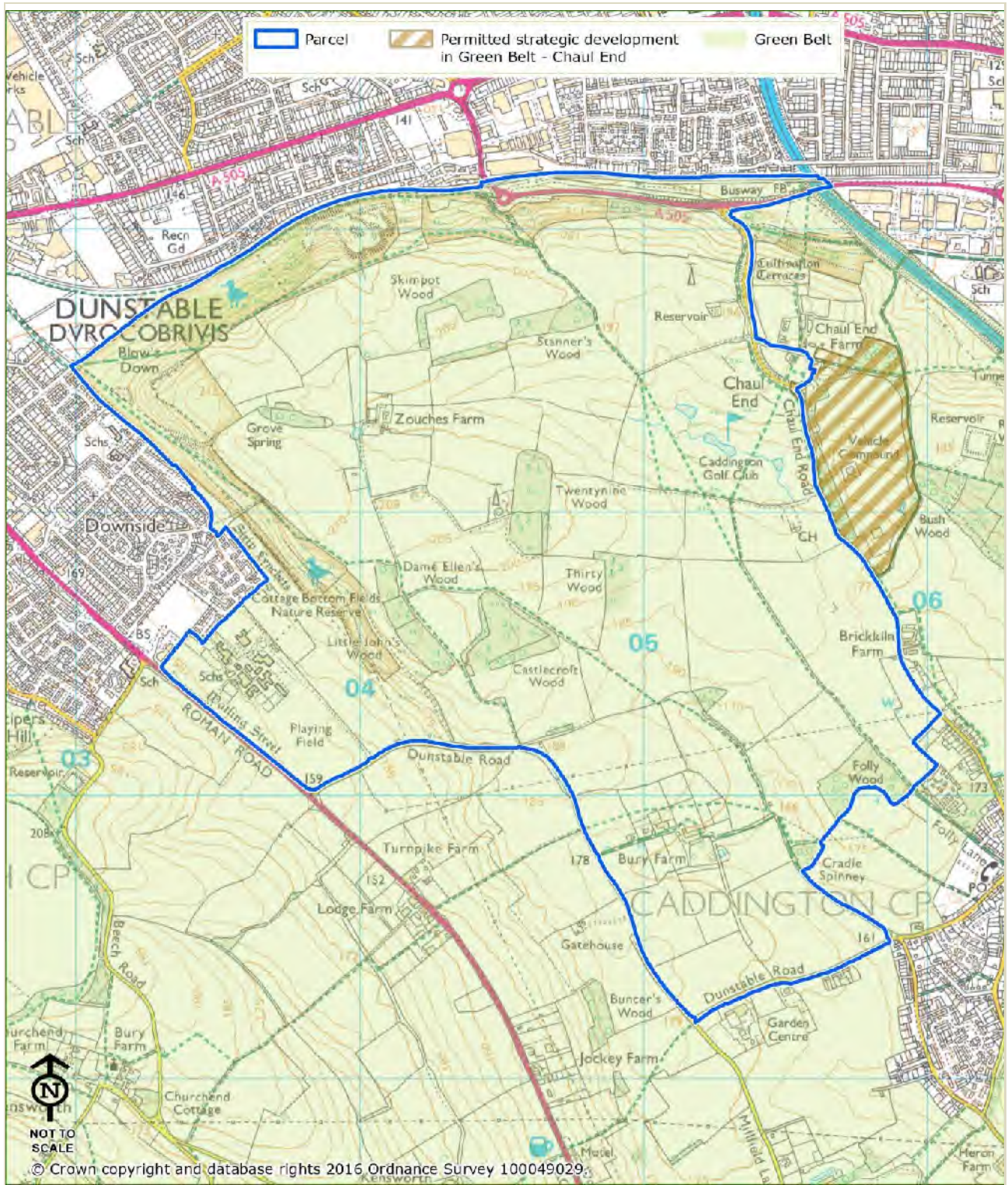
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: D5

Parcel Type: Parcel

Area (ha)

525.8



Land Parcel Ref: D5

Parcel Type: Parcel

Area (ha) 525.8

Parcel description

The parcel forms the major part of an area of undulating high downland to the south of Luton between Dunstable and the M1, comprising predominantly of pastoral and arable fields defined by hedgerows and hedgerow trees connecting with sporadic blocks of woodland. Caddington Golf Club covers a small area along the eastern boundary whilst a school complex is situated in the west. A number of farmsteads are also interspersed throughout the parcel. Of particular note is the striking landform of the Downs rising up steeply from the settlement edge to the north and west. There is a small area of park home development at the foot of the escarpment adjacent to the settlement edge, at Caddington Park.

The parcel spans the area of land between Dunstable, Caddington and Chaul End, its outer edges largely defined by minor roads. On its western edge it includes Manshead and Streetfield schools, and surrounding playing fields, located on the northern side of a narrow valley along which the A5 Watling Street passes.

The roads forming the boundaries are typically lined with hedgerows and hedgerow trees providing a relatively weak separation from more arable and pasture fields beyond. The steep incline of the Downs along the edges of Luton and Dunstable provides a strong separation between the parcel and the settlement edge, other than at the southern tip of Dunstable, where the two schools sit below the steep slope.

The chalk escarpment provides a dramatic backdrop to glimpsed views from Luton, and is key element in the historic setting of the town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area of Dunstable/Luton but has strong separation from it and relates strongly to the wider countryside. Development would represent significant expansion of the large built-up area into the countryside. The western edge of the parcel alongside the A5 has less distinction from the settlement, both in terms of landform and the extent of built development associated with the schools.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development of this parcel would result in little or no perception of the narrowing of the gap between towns although it would coalesce with Caddington.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

Most of the parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lack of urbanising development. Development would represent encroachment into the countryside. The area around Manshead and Streetfield schools, and the open land alongside Caddington Park, make a weaker contribution to this purpose.

Land Parcel Ref: D5

Parcel Type: Parcel

Area (ha) 525.8

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong contribution

Notes:

The parcel's openness is a key element in the relationship between the settlement and the historic setting of Luton. Development would detract significantly from the town's historic character. The edge of the parcel along Watling Street has no visual relationship with Luton and so does not contribute to this purpose.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

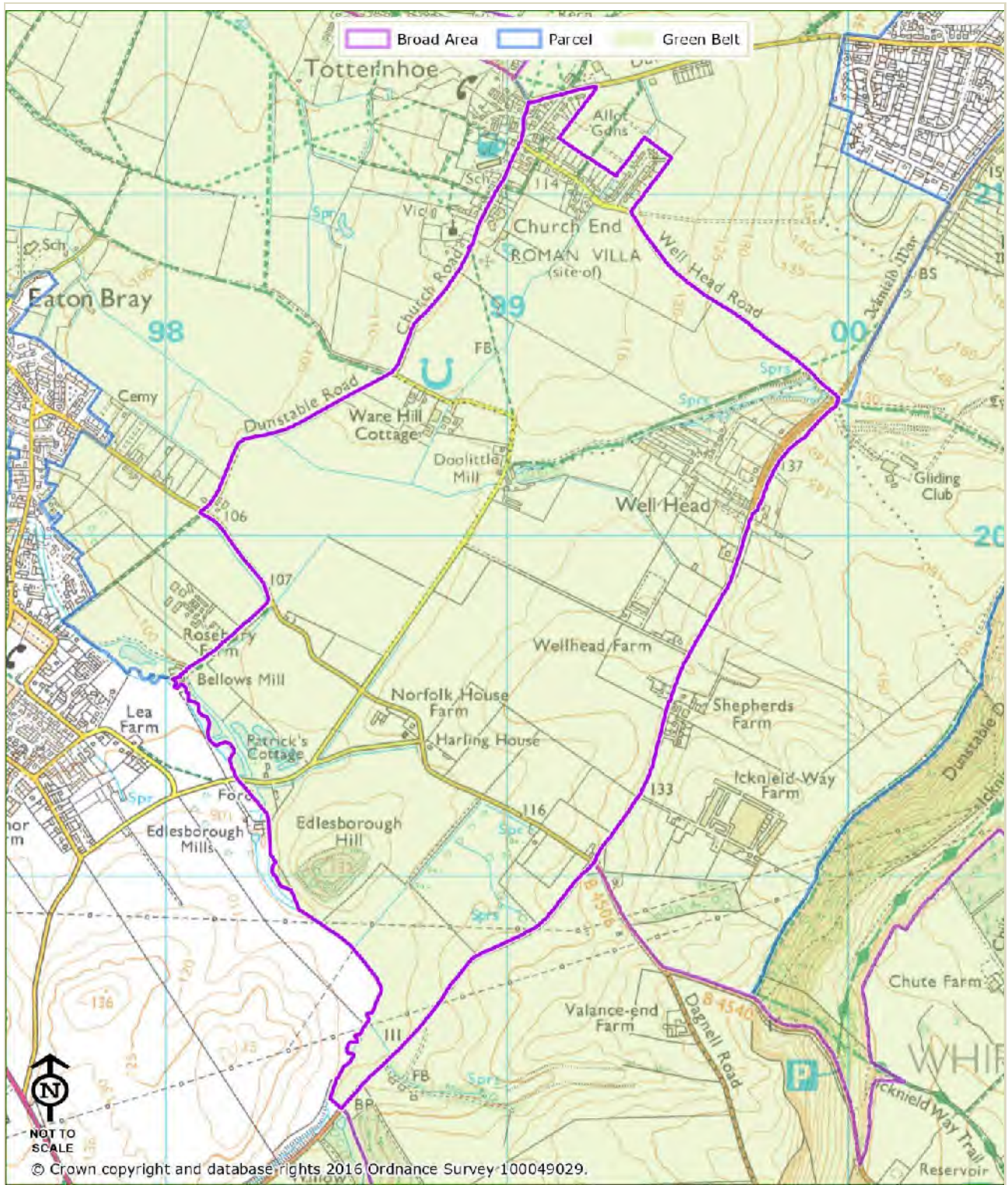
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: E

Parcel Type: Broad Area

Area (ha)

270.4



Land Parcel Ref: E

Parcel Type: Broad Area

Area (ha) 270.4

Parcel description

A broad area of arable fields to the west of Dunstable, extending from the green belt villages of Church End in the north to just short of Edlesborough in the south. Residential dwellings and farmsteads of Church End are located in the northern area with several isolated properties and farm buildings largely spaced within an agricultural landscape along minor roads traversing the area. There is a small hamlet at Well Head, alongside a well-treed water course of the same name which bisects the area from east to west.

The tree and hedge lined B489 runs along the eastern edge of the broad area leading to the south west of Dunstable. The River Ouzell forms the south-western boundary of the broad area, also the County and Green Belt boundary. The broad area is located within a predominantly farmed landscape with further arable fields in all directions. Tree cover associated with the River Ouzel creates separation between Edlesborough, which is outside of the Green Belt, and the parcel.

The relatively open boundaries in the north and west together with the rural character of the broad area mean that it has a strong relationship with the wider countryside.

The parcel is located a short distance from Dunstable but is separated from it by steep slopes.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The broad area is not adjacent to the large built-up area of Dunstable. Land closer to the town plays a strong role in preventing sprawl and development here would have little or no association with it.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate contribution

Notes:

Although the broad area occupies the gap between the smaller washed over settlements of Church End and Edleborough, between Dunstable and the village of Eaton Bray, development of this parcel would result in a moderate narrowing of the gap to Leighton Buzzard.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

There is some localised urbanising development at Church End, and to a lesser extent at Well Head, but the broad area in the main is very open and relates more strongly to the wider countryside than to urban settlement.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Land Parcel Ref: E

Parcel Type: Broad Area

Area (ha) 270.4

Notes:

The broad area does not form part of the setting to a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

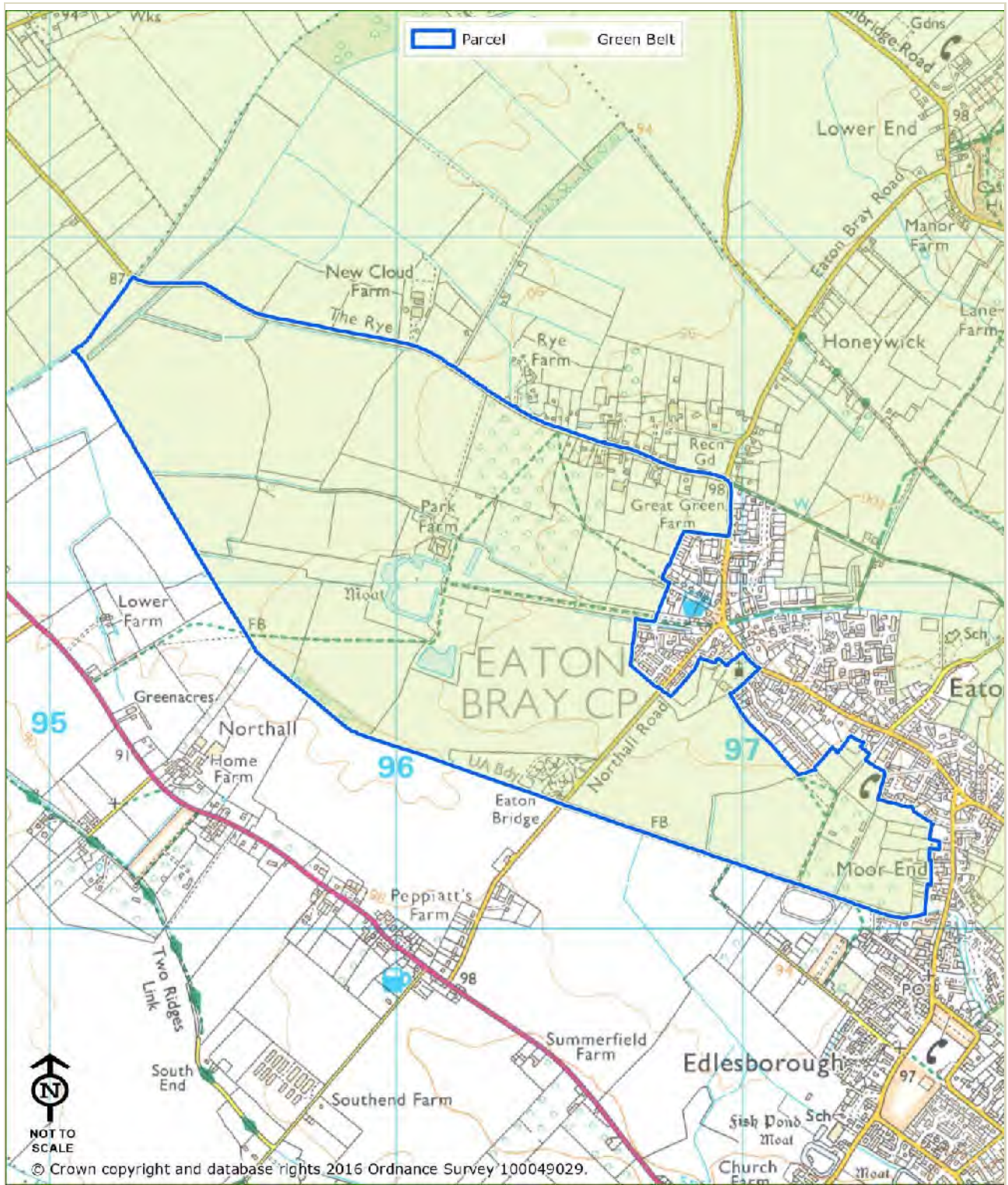
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: EB1

Parcel Type: Parcel

Area (ha)

195.5



Land Parcel Ref: EB1

Parcel Type: Parcel

Area (ha) 195.5

Parcel description

A patchwork of arable and pasture fields well defined by hedgerows and hedgerow trees to the west of Eaton Bray. A couple of remnant orchards are also located in the north and east. Development within the parcel is limited to several farmsteads and houses, mostly in a dispersed group along the south side of The Rye at Eaton Green, a small residential caravan site (Chiltern View) on Northall Road and St Mary's Church on the southern edge of Eaton Bray.

The tree lined River Ouzell forms the southern boundary, and a small tributary Ouzell Brook forms the western edge. The Rye passes through Eaton Green to mark the northern boundary.

The western edges of the inset village of Eaton Bray are quite exposed, exerting some urbanising influence, but the openness of most of this farmed landscape relates it strongly to the wider countryside. Smaller, well-hedged fields in the eastern part of the parcel are more contained by landscape and built development.

Eaton Bray and Edlesborough combine to form a long, linear village, located in between Dunstable and Leighton Buzzard but offset to the south, away from the direct road link along the A505.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built-up and development here would be associated with Eaton Bray.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development of this parcel result in a moderate narrowing of the physical gap between Dunstable and Leighton Buzzard although a considerable distance would still remain.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, lacks urbanising development and for the most part has a sense of separation from urban settlement. The contribution is less at several locations adjacent to Eaton Bray where built development has a more containing influence.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Land Parcel Ref: EB1

Parcel Type: Parcel

Area (ha) 195.5

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

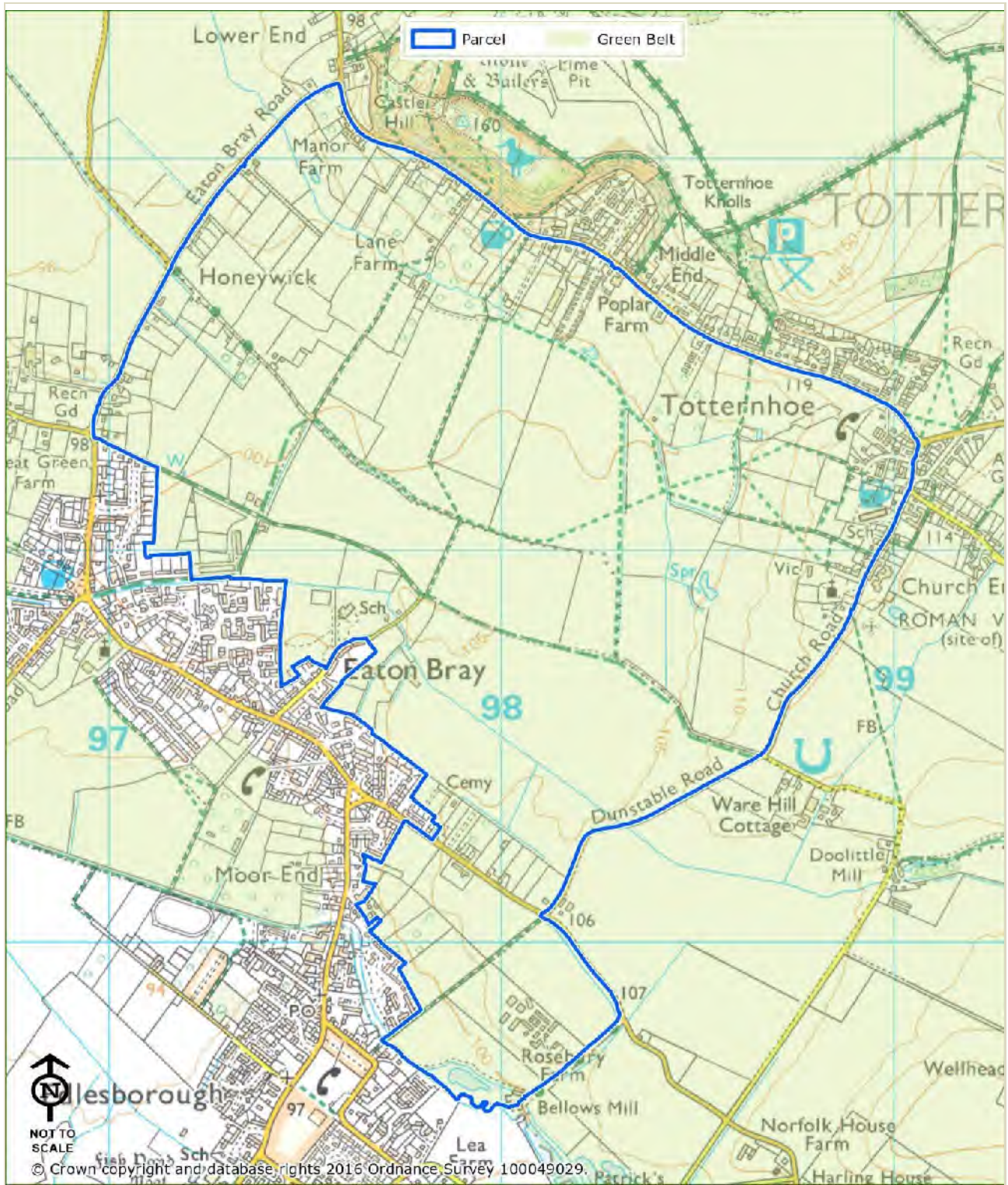
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: EB2

Parcel Type: Parcel

Area (ha)

265.2



Land Parcel Ref: EB2

Parcel Type: Parcel

Area (ha) 265.2

Parcel description

This parcel mostly comprises rectilinear arable and pasture fields well defined by hedgerows and tree belts and is situated between the washed-over villages of Totternhoe in the north and Church End in the east, and the inset village of Eaton Bray to the south and west. Roads linking the villages define the outer edges of the parcel, and elements of all three settlements lie within its margins, but the main body of the area is open, arable farmland.

The bordering villages frame the parcel to the north and south, and contain some urbanising elements, but their influence over the wider parcel is limited by intervening vegetation. A tributary of the River Ouzell forms a clear boundary to the south of Tottenhoe, and small, well-hedged fields around Eaton Bray and Church End, some with orchard trees, create separation between the settlements and the larger arable fields. Further arable fields are situated beyond the parcel to the east and west, which creates a strong relationship with the wider countryside.

The parcel is situated between the towns of Dunstable and Leighton Buzzard.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built-up area and development here would be associated with the adjacent villages.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate contribution

Notes:

Development of this parcel could result in a coalescence of adjacent villages and a resultant narrowing of the perceived gap between Dunstable and Leighton Buzzard, but smaller areas adjacent to Eaton Bray make a weaker contribution to this purpose.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The majority of the parcel relates more strongly to the wider countryside than the settlement and lacks urbanising development. Many of the smaller fields adjacent to the inset settlement edge are contained from both the settlement and the wider countryside but still make a moderate contribution to this Green Belt purpose.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Land Parcel Ref: EB2

Parcel Type: Parcel

Area (ha) 265.2

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

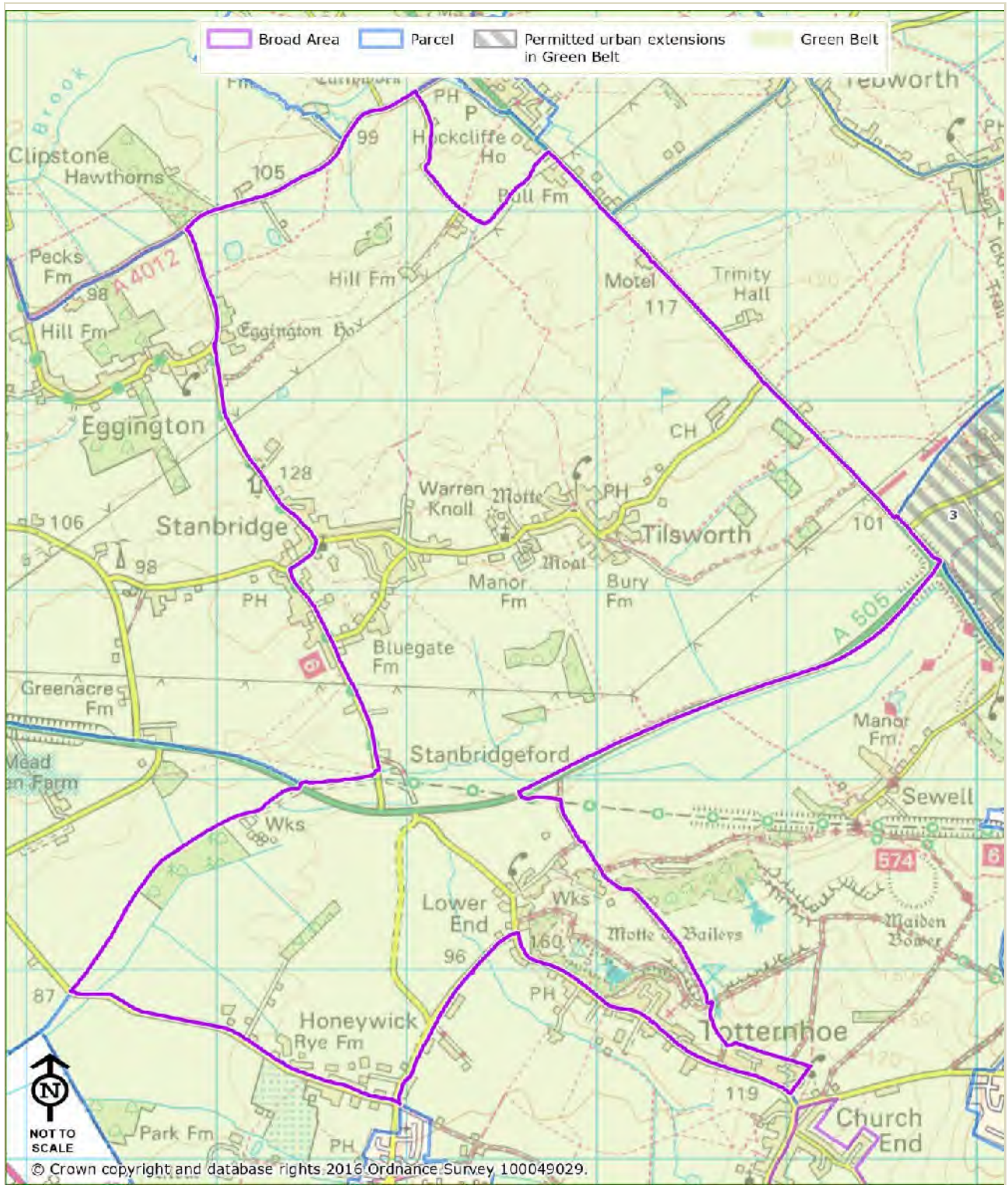
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: F

Parcel Type: Broad Area

Area (ha)

1,159.8



Land Parcel Ref: F

Parcel Type: Broad Area

Area (ha) 1,159.8

Parcel description

A patchwork of relatively small arable and pasture fields, delineating by the A5 to the east, the A505 to the south, the A4012 to the north and minor roads to the west. Hockliffe lies just beyond the northern edge of the broad area, and the western edge of the consented urban extension to the north of Houghton Regis touches the south-eastern tip of the area at the A5.

The near-contiguous washed over villages of Tilsworth and Stanbridge lie within the broad area, and have some localised urbanising influence, but elsewhere there is only isolated development and the area's open land relates strongly to the wider farmed landscape in which it sits.

The area forms a significant proportion of the countryside gap between Houghton Regis and Leighton Buzzard, adjacent to principal connecting roads in a visually open landscape.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

Development in the south-eastern corner of the broad area would be associated with expansion of Houghton Regis across the A5, which would constitute a step-change in expansion of the settlement.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively strong contribution

Notes:

The area forms a significant proportion of the gap between Houghton Regis and Leighton Buzzard.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The area relates strongly to the wider countryside, and is mostly free from urbanising influences. Some of the fields around Stanbridge and Tilsworth have a closer relationship with built development, but both settlements retain a fairly uncompact overall form which retains rural character.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of an historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

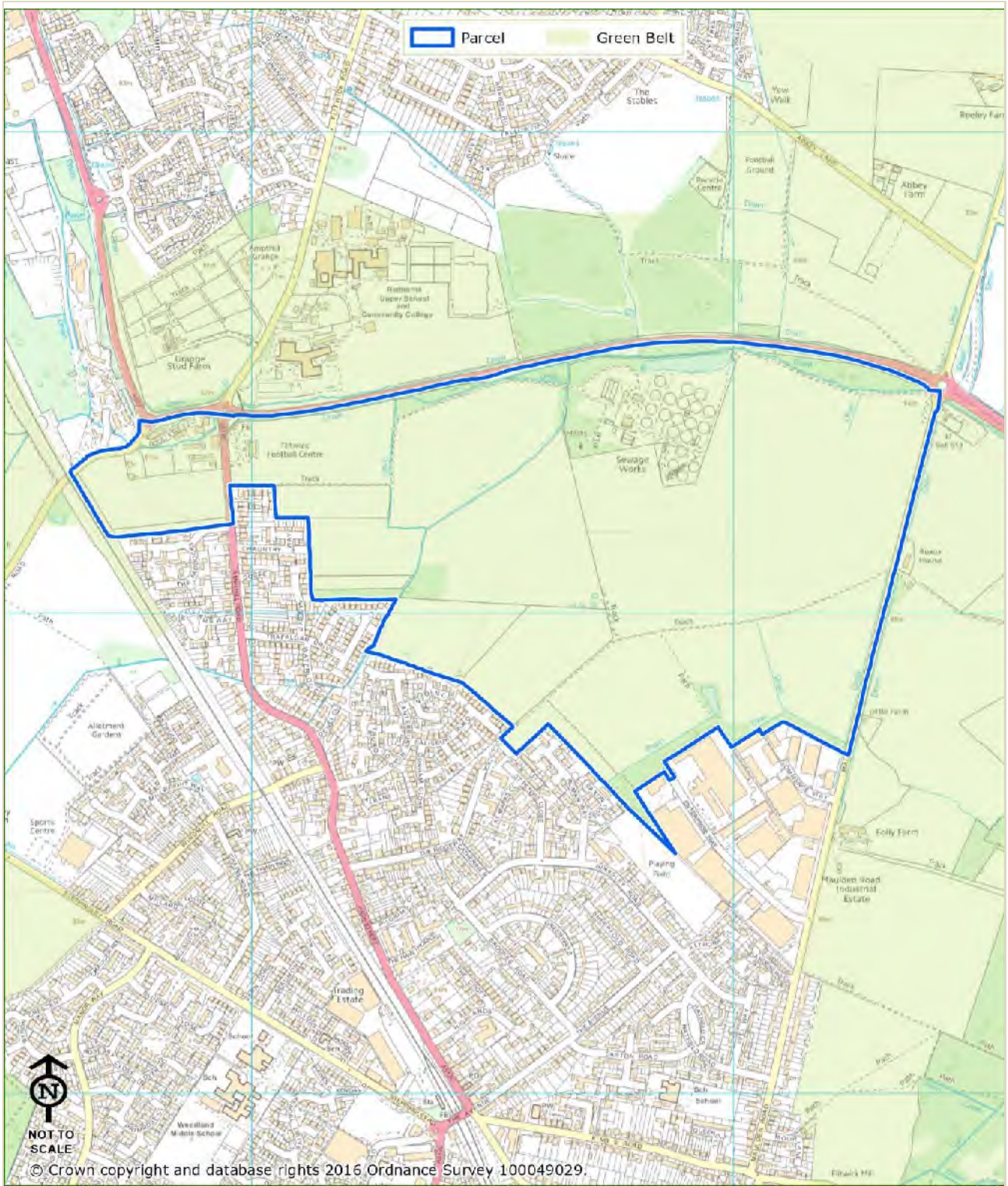
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: FW1

Parcel Type: Parcel

Area (ha)

98.6



Land Parcel Ref: FW1

Parcel Type: Parcel

Area (ha) 98.6

Parcel description

A patchwork of arable and pasture fields adjoining the northern edge of Flitwick, occupying the southern side of a valley which separates Flitwick from Ampthill. The A5120 passes through the parcel in the west directly connecting Flitwick and Ampthill. Flitwick Football Centre is located to the east of the road whilst a car garage and adjacent office complex are to the west. The associated buildings front onto the roads but are well contained by tree belts to the south. Elsewhere the parcel is mainly free from development. A sewage works located along the northern boundary is contained by woodland to the north and west, but is largely open to the south and east.

The settlement edge of Flitwick is exposed to the parcel in places but contained by woodland belts in others. The A507 forms the northern boundary with tree belts and linear strips of woodland either side. The railway line raised on an embankment with associated tree cover forms the western boundary and Maulden Road with some associated tree planting forms the eastern boundary. Agricultural land lies to the west, east and north-east of the parcel. To the north, to either side of Flitwick Road, school buildings and associated playing fields occupy most of the space between the parcel edge and the inset settlement of Ampthill.

The service station and football centre on the A5120 have some urbanising influence on the western part of the parcel but further east the parcel constitutes a broader belt of farmland with more limited urban influence. The railway line and A507 provide strong separation from land to the west and north, but the eastern side of the parcel has less distinction from further arable farmland.

The parcel occupies a significant proportion of the narrow gap between Flitwick and Ampthill, but the tree-fringed A507 prevents any significant intervisibility between the two towns and limits the extent to which the parcel contributes to the contained historic setting of Ampthill.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built-up area and development here would be associated with Flitwick.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively strong contribution

Notes:

Development at the western end of this parcel, around Ampthill Road, would result in a significant narrowing of the physical gap between Flitwick and Ampthill, although landscape features would preserve visual separation. The eastern part of the parcel makes a weaker contribution to this purpose.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel relates to both the settlement of Flitwick in the west where urbanising features are present, and the wider countryside to the east where the parcel has more of rural character.

Land Parcel Ref: FW1

Parcel Type: Parcel

Area (ha) 98.6

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the historic setting of Ampthill to the north.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

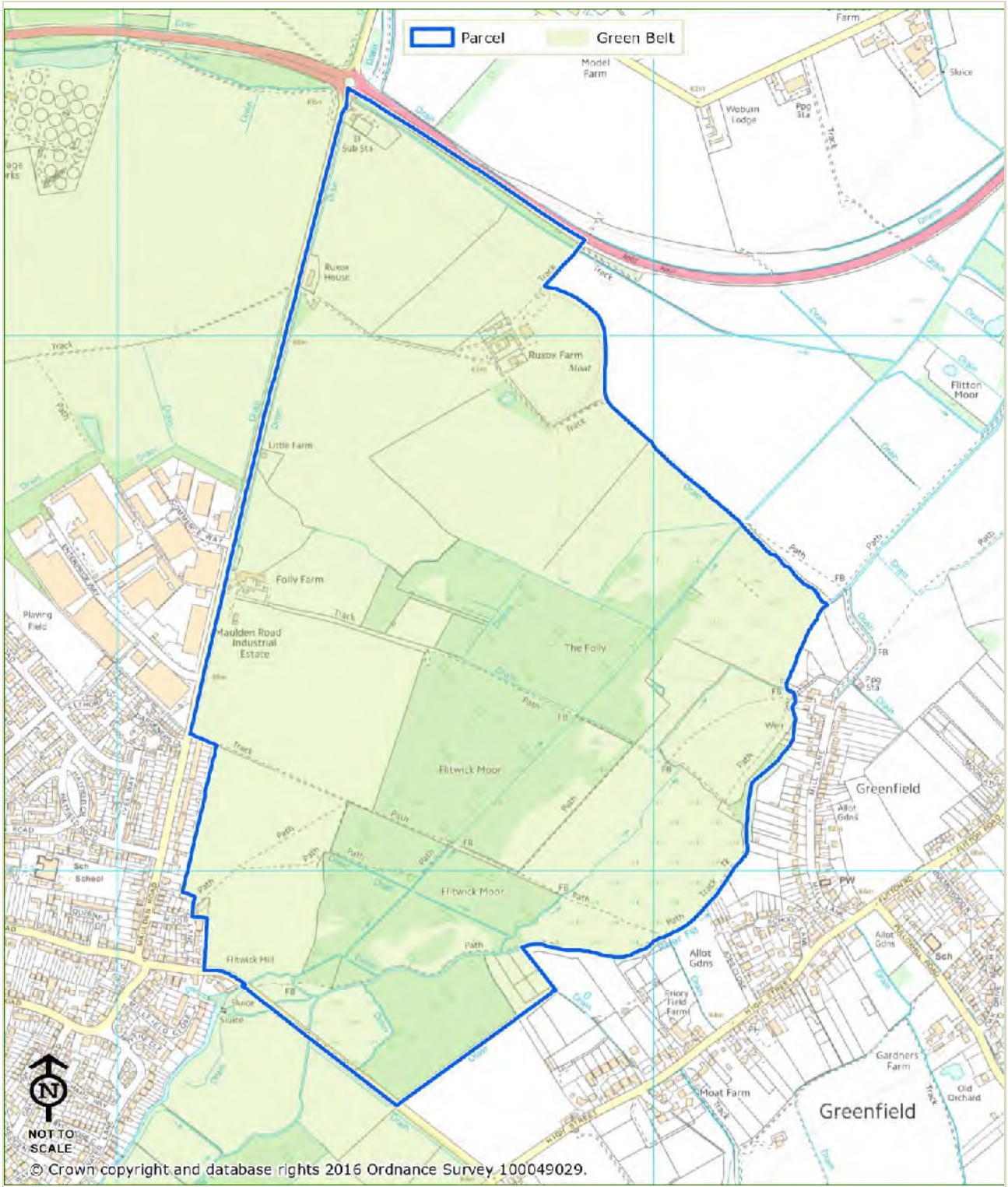
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: FW2

Parcel Type: Parcel

Area (ha)

135.4



Land Parcel Ref: FW2

Parcel Type: Parcel

Area (ha) 135.4

Parcel description

This parcel is largely free of built development and consists of a mix of arable and pasture fields to the east of Flitwick. Flitwick Moor, a large block of woodland, also covers a considerable area in the centre of the parcel. A small number of farmsteads and a single substation are located in the north east of the parcel along Maulden Road. These are typically set within the arable fields with limited tree planting.

The A507 forms the northern boundary whilst Greenfield Road runs along the southern edge. Maulden Road runs along the western boundary extending from the settlement edge of Flitwick with small stretches of hedgerow and hedgerow trees lining the roadside. Maulden Road Industrial Estate and a row of housing are located adjacent to the west. The River Flit makes up much of the eastern limit with the back gardens of properties at Greenfield situated adjacent but separated by a mature tree belt.

Flitwick Moor covering a large mass in the centre of the parcel provides a strong separating feature to both the settlement and wider countryside. The western area between the built edge and Flitwick Moor is quite contained and relates more strongly to the settlement than the wider countryside, whereas the eastern and northern areas have a strong rural character and relate more strongly to the wider countryside.

The parcel forms the gap between Flitwick and the village of Greenfield and forms part of the wider rural setting of Ampthill.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Flitwick.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

This parcel lies adjacent to Flitwick but development in this parcel would result in little or no perception of the narrowing of the gap between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel relates more strongly to the wider countryside than the settlement and lacks urbanising development, although this is considerably weaker in the area adjacent to the built edge.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the historic setting of Ampthill.

Land Parcel Ref: FW2

Parcel Type: Parcel

Area (ha) 135.4

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

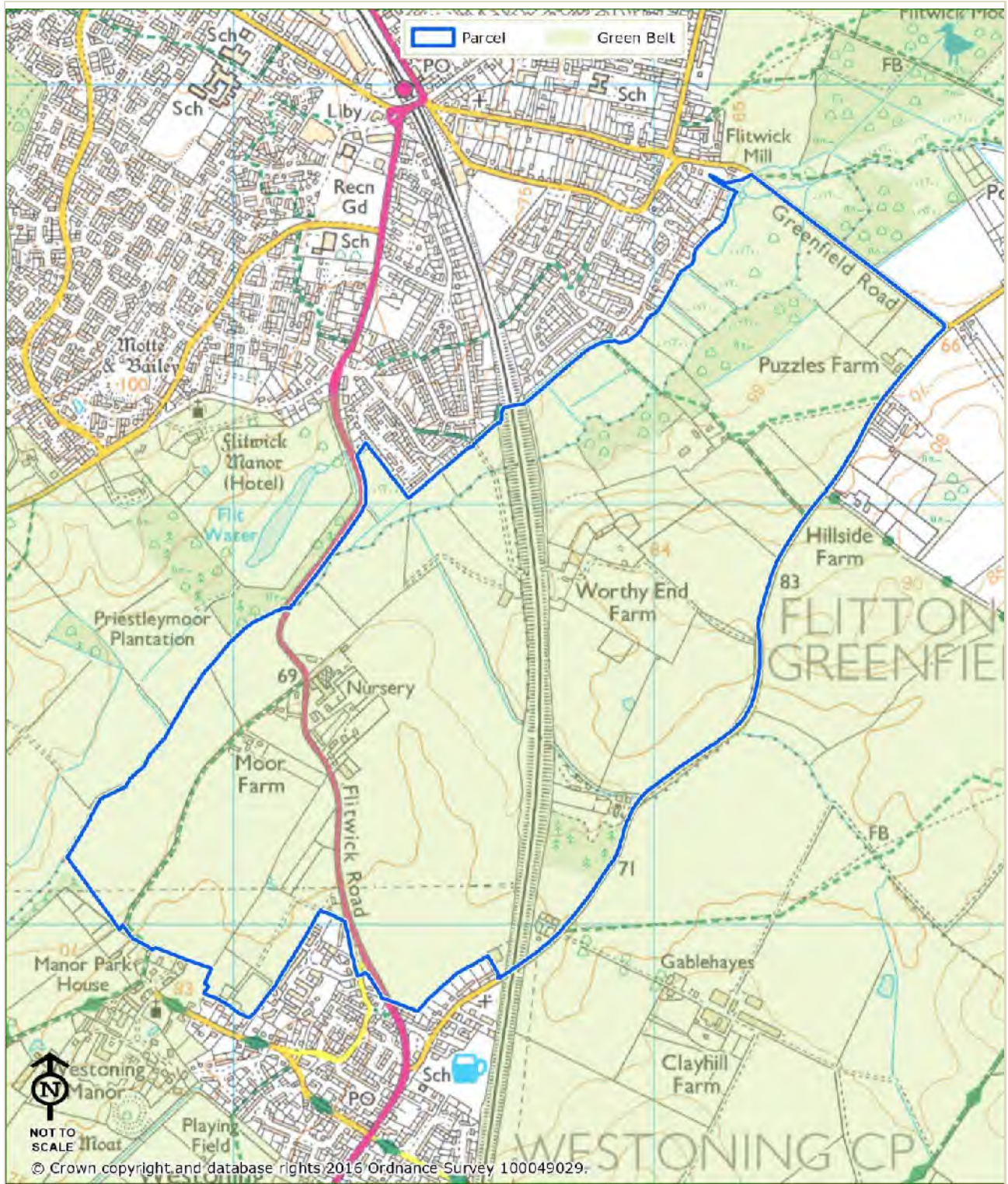
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: FW3

Parcel Type: Parcel

Area (ha)

184.0



Land Parcel Ref: FW3

Parcel Type: Parcel

Area (ha) 184.0

Parcel description

This parcel mostly comprises pasture and arable fields interspersed with farmsteads, and is bisected from north to south by a railway line. Flitwick Cricket Club, Flitvale Garden Centre and a small row of housing are also located along the A5120 which traverses the western area of the parcel from north to south. The River Flit passes through the parcel from the south west to the north east and is located along the northern edge.

The River Flit forms much of the northern boundary with the settlement of Flitwick immediately adjacent. Greenfield Road extends from the east of Flitwick to make up the rest of the northern boundary before it joins with Westoning Road running along the eastern edge. Westoning Road continues around to the south where it leads into the village of Westoning and the settlement edge forms much of the southern boundary. The western perimeter is made up of a tree belt forming a field boundary connecting with a linear swathe of woodland along the River Flit.

Limited hedgerows and hedgerow trees lining the eastern and western boundaries means that much of the parcel has a relatively strong relationship with the agricultural fields and countryside beyond, but Flitwick Moor and woodland alongside the River Flit create greater separation between the area adjacent to the settlement edge at the northern end of the parcel and the wider countryside. The settlement edge of Westoning is quite open, but adjoins large arable fields. The garden centre along the A5120 has a minor urbanising influence on the parcel.

The parcel extends between Flitwick and Westoning, which are connected by a railway line which also links southward to Harlington and then Luton. It has no relationship with a historic town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Flitwick or Westoning.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

The parcel is located adjacent to Flitwick so there is a significant gap to Luton, the nearest town to the south; however in reducing the gap between smaller settlements adjacent to the railway line development would cause some reduction in the perceived rural gap between the towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel relates more strongly to the countryside than the settlement and urbanising features such as the railway are well screened by tree planting.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: FW3

Parcel Type: Parcel

Area (ha) 184.0

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

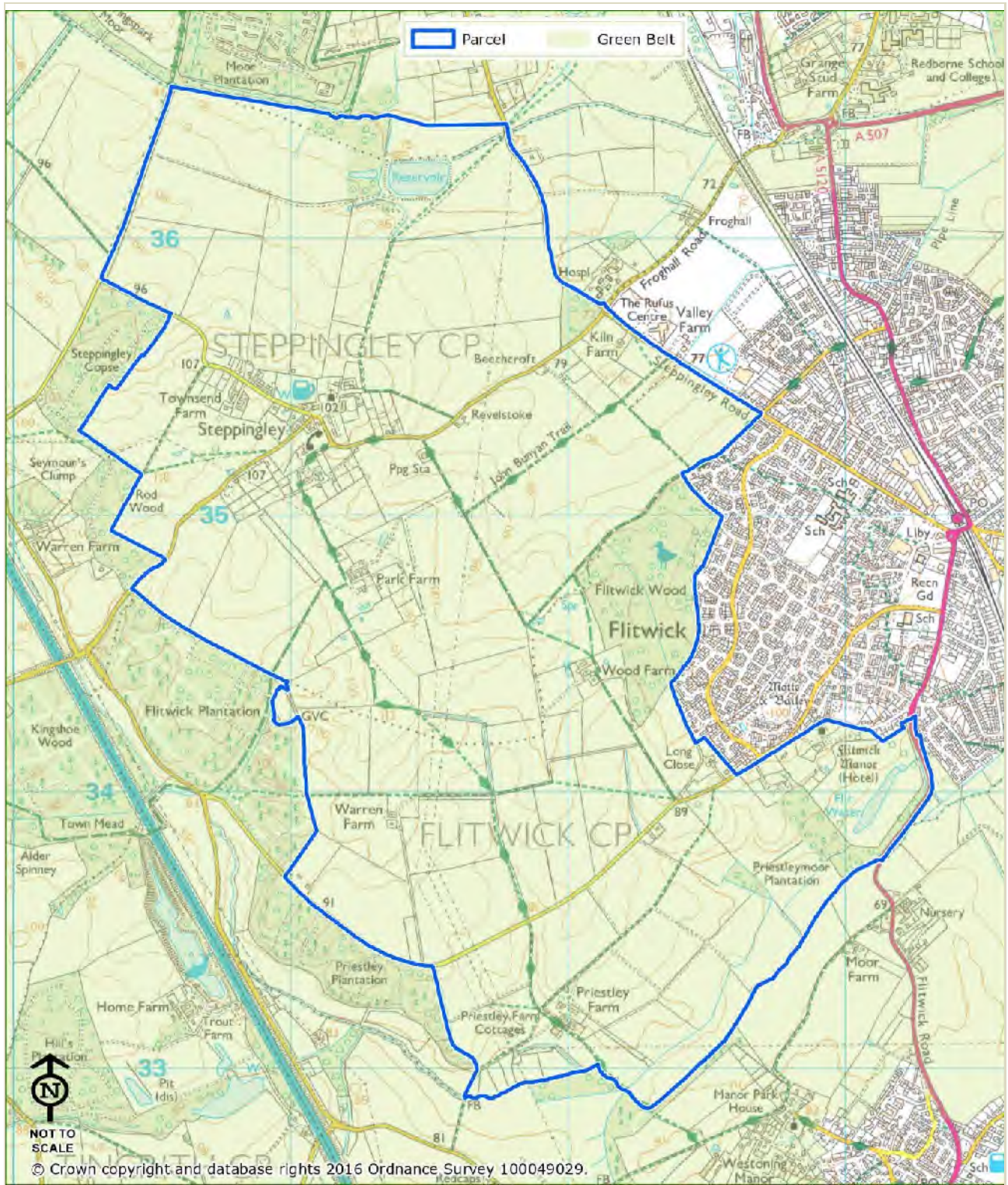
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: FW4

Parcel Type: Parcel

Area (ha)

611.0



Land Parcel Ref: FW4

Parcel Type: Parcel

Area (ha) 611.0

Parcel description

Predominantly open, rectilinear agricultural fields to the west of Flitwick, on undulating land sloping down towards the village. The small washed-over settlement of Steppingley is located on a ridge at the centre of the parcel, where Flitwick Road and Eversholt Road meet. Church Road also passes through the parcel in the south. There is a scattering of farmsteads across the area.

Steppingley Road forms the north-western edge of the inset settlement, and Flitwick Wood and adjoining hedgerows abut the settlement edge to the south of this. The outer edges of the parcel are mostly contained by blocks of woodland and mature tree belts, including Woburn Forest to the north.

The woodland framing the parcel provides some distinction from the wider countryside but the parcel lacks urbanising influences with woodland also providing separation from the settlement edge. Steppingley is a dispersed rural settlement and the parcel displays a homogenous farmland character.

The high ground within the parcel forms part of the wider rural setting of the historic town of Ampthill.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Flitwick.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development in the north-eastern part of this parcel could result in a moderate narrowing of the physical gap between Flitwick and Ampthill but intervening farmland to the south west of Ampthill, and the tree-edge railway line, would preserve the separation.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The majority of the parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the wider historic setting of Ampthill.

Land Parcel Ref: FW4

Parcel Type: Parcel

Area (ha) 611.0

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

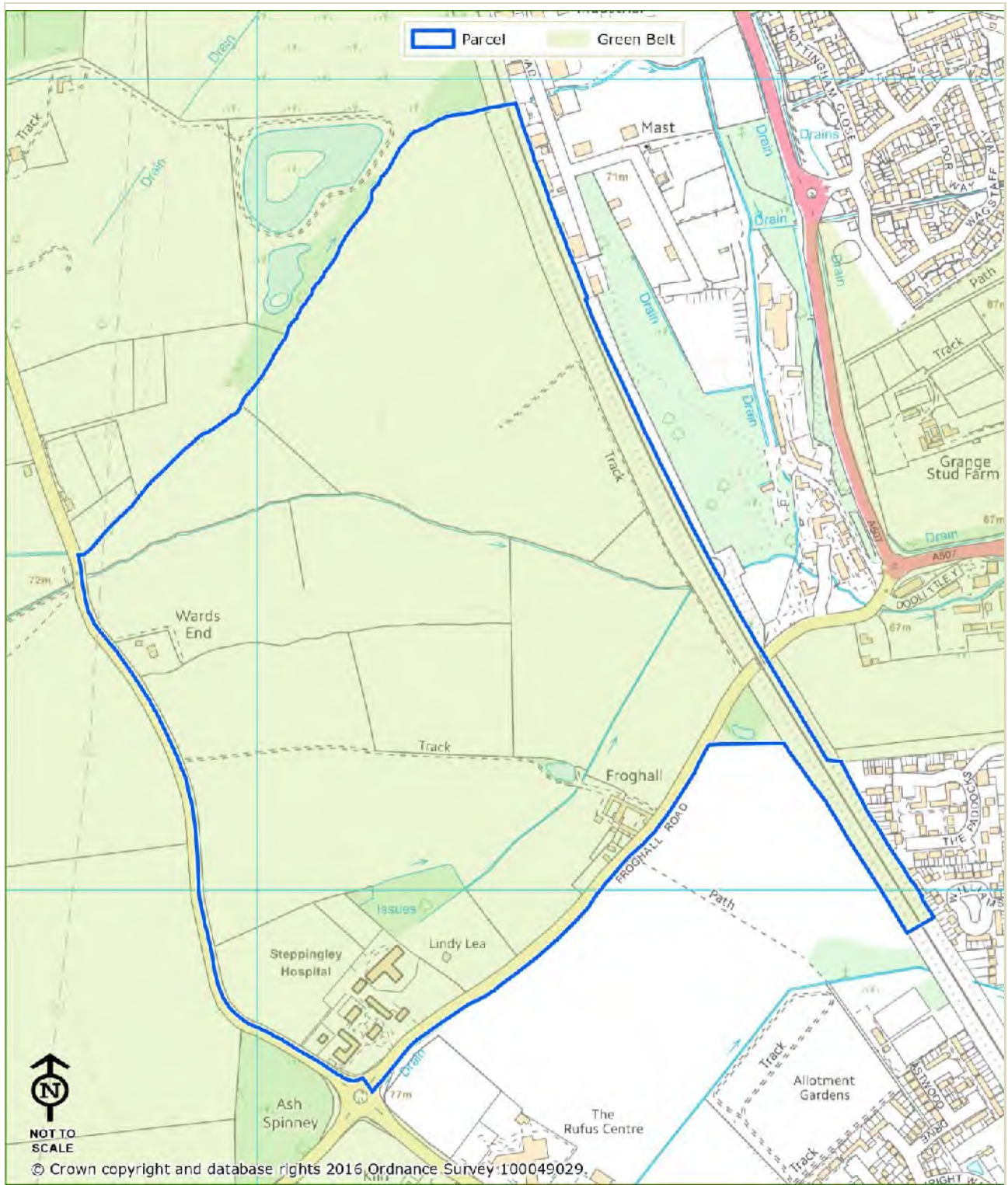
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: FW5

Parcel Type: Parcel

Area (ha)

59.5



Land Parcel Ref: FW5

Parcel Type: Parcel

Area (ha) 59.5

Parcel description

This parcel consists of a geometric pattern of agricultural fields with occasional hedgerow trees and spans the entire gap between Flitwick and Ampthill. Existing development within the parcel is limited to a small hospital in the south west, a single farmstead in the south and an isolated dwelling in the west.

Steppingley Gardens is a new development of 200 homes under construction on the edge of Flitwick and abuts Froghall Road to the south of the parcel. The northern boundary is delineated by a distinct change in landform and a linear swathe of woodland whilst the western extent is marked by Fordfield Road. The eastern limit is formed by the railway with Ampthill Industrial Estate located adjacent and largely contained by woodland.

Froghall Lane provides a boundary to the settlement of Flitwick whilst the railway and woodland creates a relatively strong separation from Ampthill. Despite the topography to the north providing a degree of separation from pasture fields further north, the less vegetated boundaries in the west mean that the parcel relates more strongly to the wider countryside to the west.

The parcel is located a short distance from Ampthill and forms part of the wider historic setting.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Flitwick or Ampthill.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively strong contribution

Notes:

The parcel extends from the north of Flitwick to the west of Ampthill and development of this parcel would result in near physical coalescence of the two towns, although the railway line would still constitute a degree of separation. Smaller parts of the parcel can be considered to make a weaker contribution to this purpose.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel relates to both the settlements of Flitwick and Ampthill but also to the wider countryside, and contains no urbanising development.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the historic setting of the town.

Land Parcel Ref: FW5

Parcel Type: Parcel

Area (ha) 59.5

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

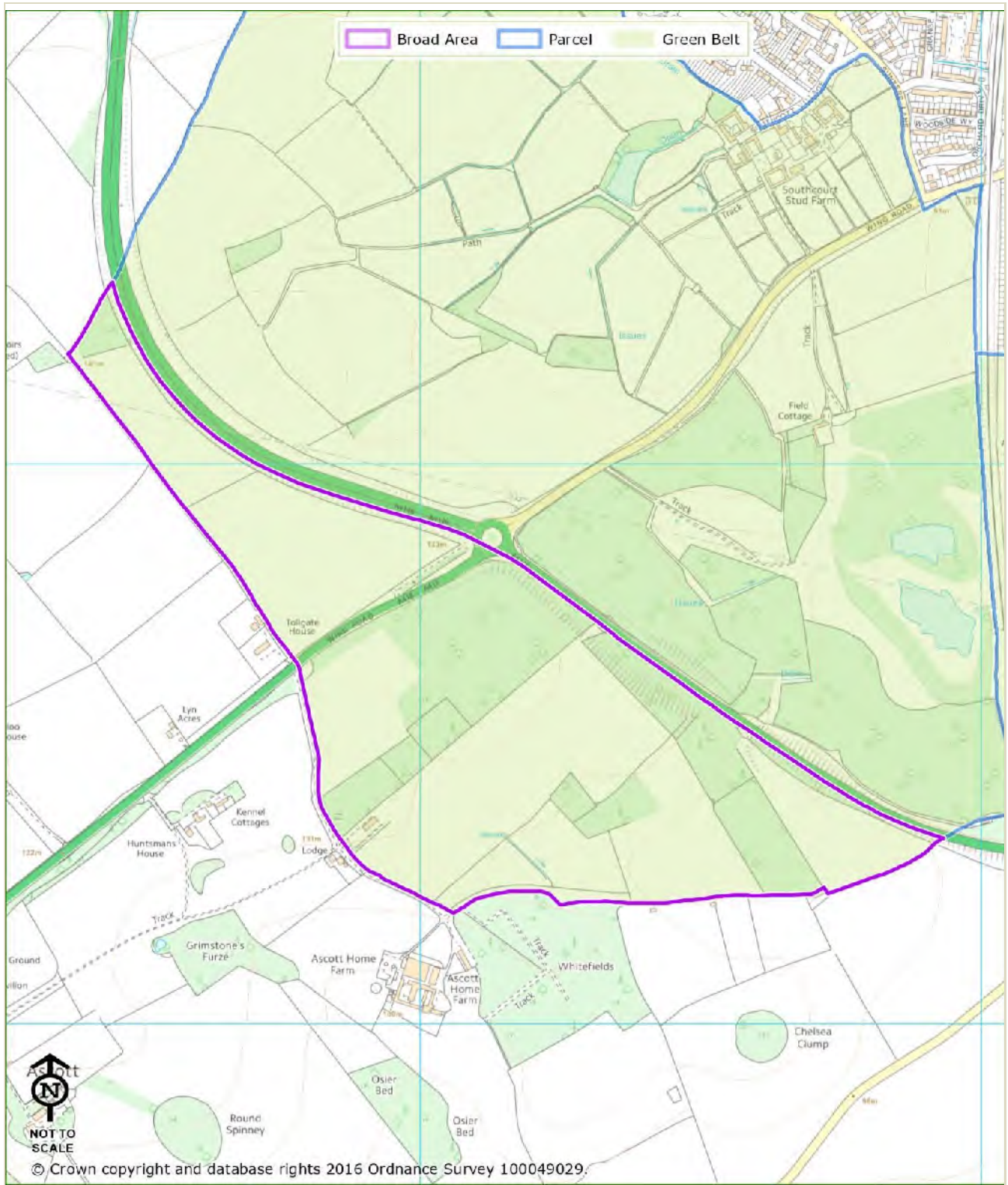
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: G

Parcel Type: Broad Area

Area (ha)

56.2



Land Parcel Ref: G

Parcel Type: Broad Area

Area (ha) 56.2

Parcel description

This broad area comprises a mix of agricultural fields and woodland plantations to the south-west of Linslade. Development is limited to a single barn located off a private access road and the A418 bisects the area from the north east to the south west.

The A4146, in part dual-carriageway, forms the north and eastern edge of the area, with farmland lying beyond it to the north of the A418. Tree belts and hedgerows which form the southern and western edges of the area also form the Green Belt's outer boundary. Parkland associated with Ascott House, agricultural fields and woodland are located beyond.

The broad area is a considerable distance from any urban areas and therefore has no relationship with the settlement. Woodland and farmland within the parcel relate strongly to the further woodland and agricultural fields in the surrounding countryside.

The broad area forms part of the gap between Linslade and the small settlement and National Trust house at Ascott, with the village of Wing located just beyond.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

This broad area is not adjacent to a large built-up area and there is a large separation between the broad area and the nearest settlement of Linslade.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not make a significant contribution to any countryside gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The broad area is countryside, lacking relationship with any inset settlement.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The broad area is located within close proximity to Linslade but does not form part of the historic setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Land Parcel Ref:	G	Parcel Type:	Broad Area	Area (ha)	56.2
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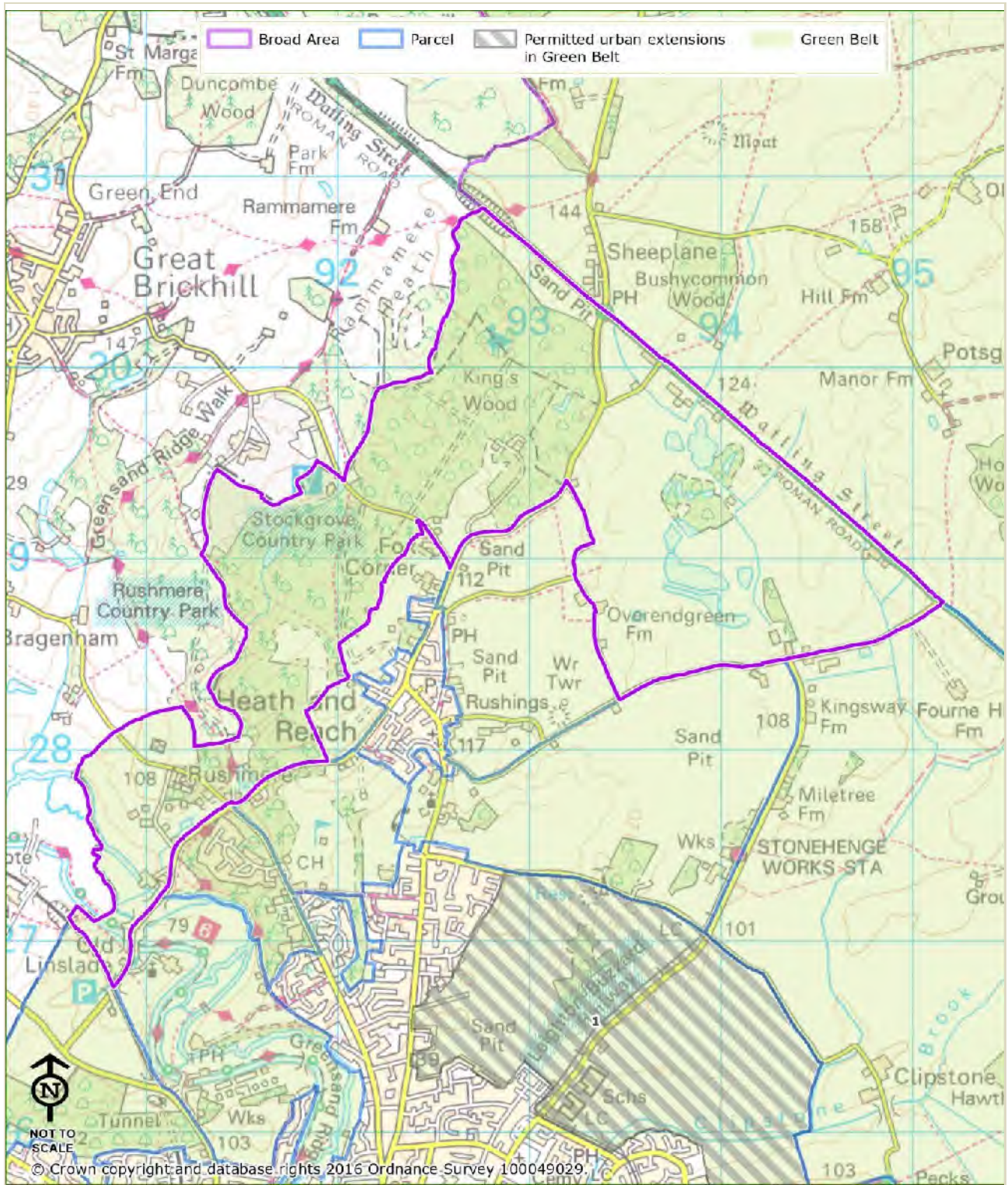
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: H

Parcel Type: Broad Area

Area (ha)

513.6



Land Parcel Ref: H

Parcel Type: Broad Area

Area (ha) 513.6

Parcel description

This broad area mostly comprises large expanses of woodland associated with Stockgrove Country Park and King's Wood. The remainder of the area consists of a more farmed landscape with arable and pasture fields framing the woodland, interspersed with a number of farmsteads and isolated properties. The River Ouzel and the Grand Union Canal meander through the southern area, lined with trees. Grange Water Mill is also situated along the River. The northern area is characterised by disused pits which have since become large pools encompassed by swathes of woodland.

The A5 runs along the northern edge and is well treed for much of the boundary whilst a railway passing the parcel mostly at grade marks the southern limit. The western boundary is formed by further woodland and tree belts creating a relatively good relationship with the wider countryside. Minor roads around Leighton-Linslade and Heath and Reach together make up the majority of the eastern edge.

Woodland covering the majority of the parcel creates a strong relationship with the wider countryside whilst the open fields further south provide a degree of separation from the nearby settlement.

The broad area is situated close to Leighton-Linslade and contributes to the wooded backdrop which forms part of the town's historic setting. More significantly the parcel also includes a short stretch of the River Ouzel and Grand Union Canal, which are significant features in the town's historic setting, with particular reference to the rural separation of Old Linslade.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

This broad area is not adjacent to a large built-up area and there is a clear physical separation between the majority of the broad area and the nearest settlement of Leighton-Linslade.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

The broad area is some distance from the settlement edge of Leighton Linslade but covers a sizeable gap between Leighton-Linslade and Milton Keynes, extending along the A5. Although a large expanse of wooded heathland and agricultural fields maintains a degree of separation, development of this parcel would result in a moderate narrowing of the perceived gap.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The broad area relates strongly to the wider countryside, has a sense of separation from Leighton-Linslade and lacks urbanising development. Development would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: H

Parcel Type: Broad Area

Area (ha) 513.6

Rating: Relatively strong contribution

Notes:

The broad area's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting – development would detract from the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

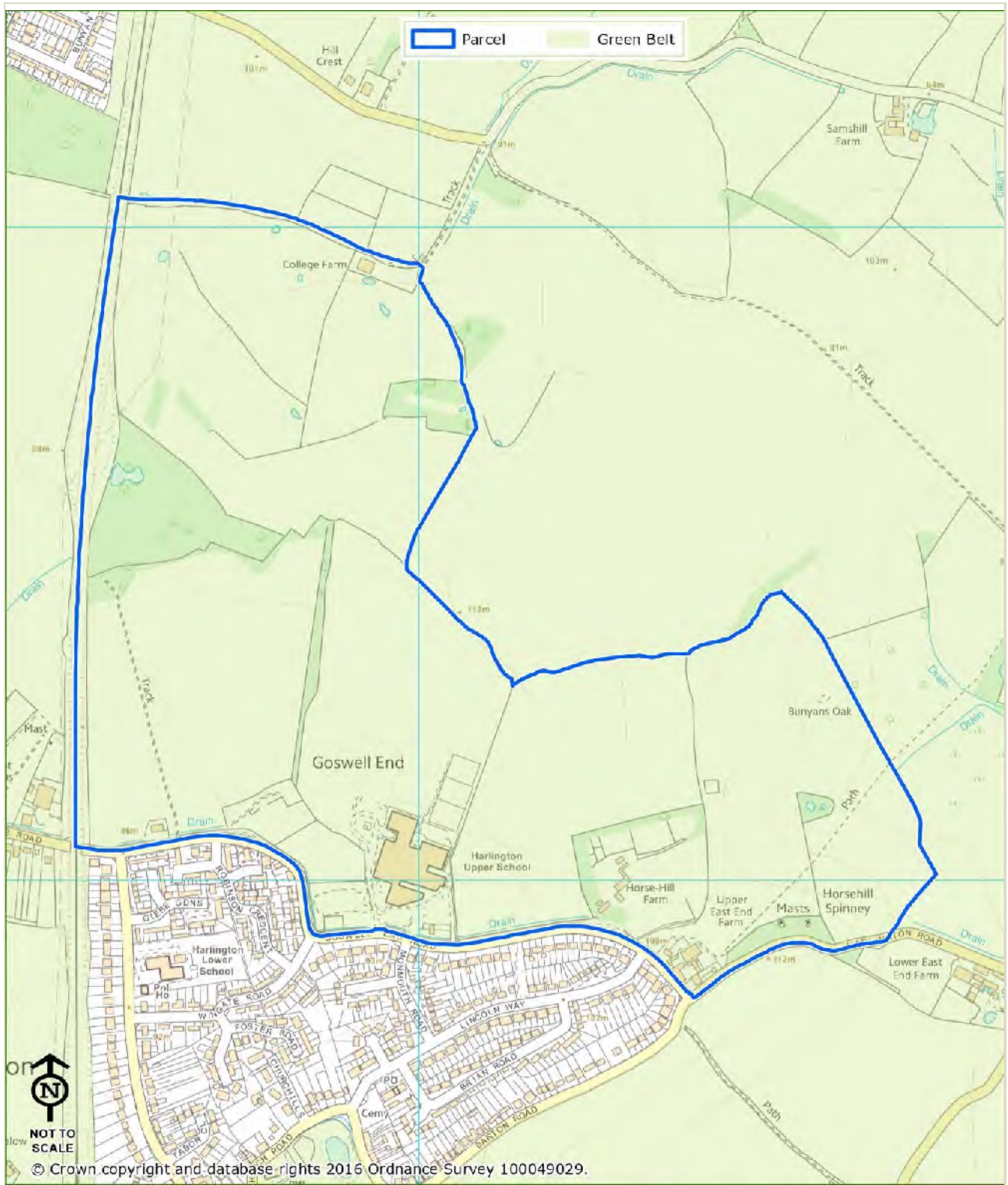
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: H1

Parcel Type: Parcel

Area (ha)

86.7



Land Parcel Ref: H1

Parcel Type: Parcel

Area (ha) 86.7

Parcel description

This parcel comprises a number of irregular arable and pasture fields framing Harlington Upper School. Fields are defined by mature hedgerows and hedgerow trees and there are small areas of woodland located in the north. Existing development is limited to a single residential dwelling and few farmsteads located adjacent to the school along the northern edge of Harlington.

The tree-lined Goswell End Road connects with Harlington Road to form the southern boundary with the settlement of Harlington situated adjacent. A railway lined by mature trees runs the extent of the western boundary along embankment and in cutting. Hedgerows and trees to field boundaries delineate the northern and eastern limits with further agricultural fields beyond.

The settlement has a relatively strong separation from the parcel due to the tree-lined roads making up the southern edge. A small woodland block on higher ground close to the western edge of the parcel creates distinction between the fields to the north and land adjacent to the settlement. Limited vegetation along the northern boundary creates a strong relationship between the parcel and the wider countryside. The school constitutes a limited urbanising influence.

The parcel is not close to any towns but occupies the gap between the inset villages of Harlington and Westoning.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Harlington.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

The parcel is not close to any towns but forms the gap between the inset villages of Harlington and Westoning, therefore makes a limited contribution to the perceived separation of the towns of Luton and Flitwick.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The northern and eastern parts of parcel relates strongly to the wider countryside, have a sense of separation from the settlement and lack urbanising development. The fields in the south-west of the parcel have more containment and urban influence but are still considered to make a moderate contribution to this purpose.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Land Parcel Ref: H1

Parcel Type: Parcel

Area (ha) 86.7

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

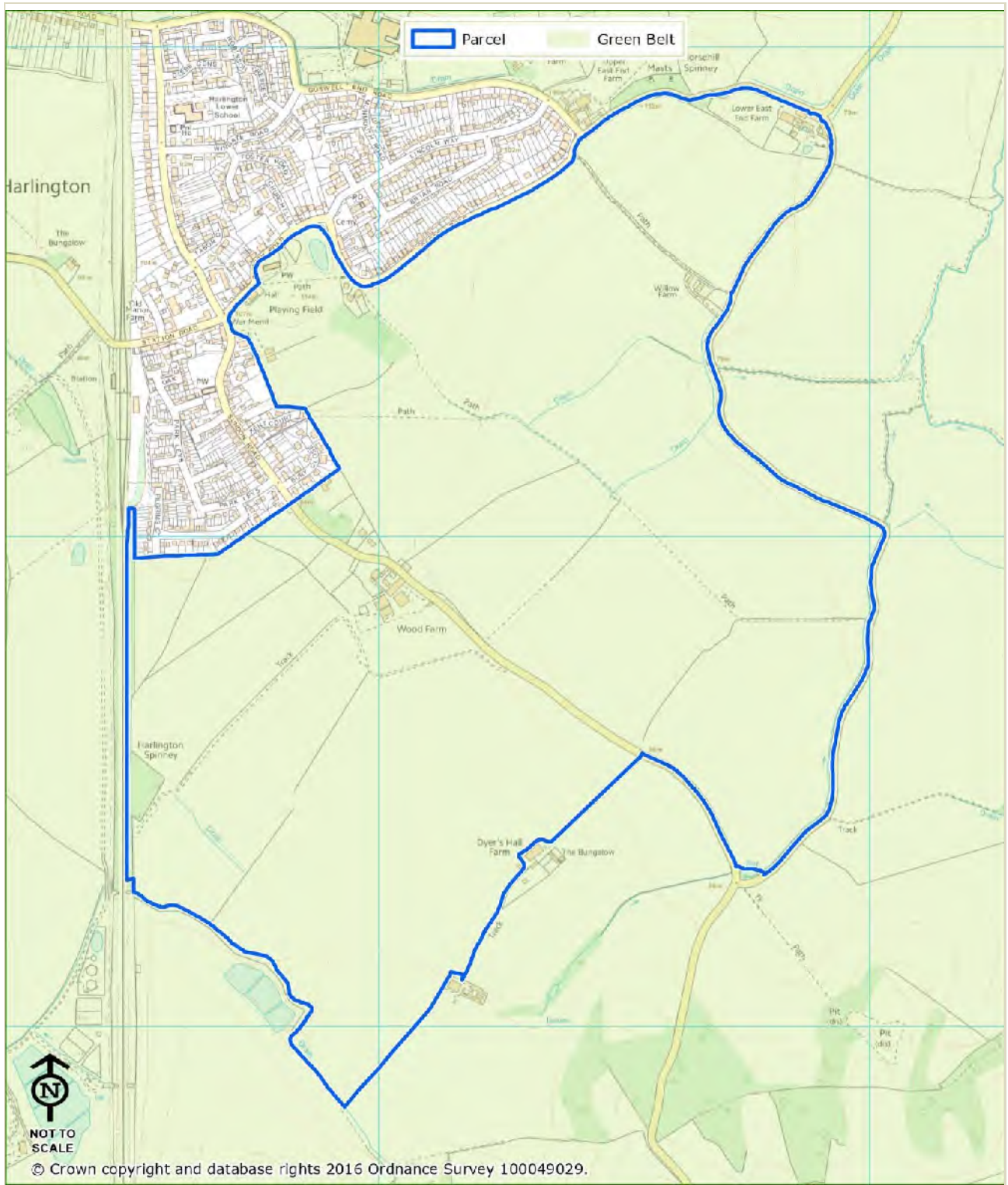
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: H2

Parcel Type: Parcel

Area (ha)

183.8



Land Parcel Ref: H2

Parcel Type: Parcel

Area (ha) 183.8

Parcel description

Predominantly an irregular pattern of arable fields to the south east of Harlington bisected by Sundon Road. Small areas of pasture and recreation including a cricket ground are situated next to the built edge. These are well defined by mature hedgerows and trees which provides a strong sense of separation from the adjacent arable fields. The parcel is mostly free of development with a few farmsteads scattered throughout. A church, parish hall and a small number of dwellings are all located adjacent to the settlement around the cricket ground.

A railway runs along the western boundary on a small, treed embankment providing a strong barrier feature. The southern limit is delineated by tree belts whilst a country lane lined with hedgerows and hedgerow trees wraps around the western edge.

The parcel has a strong rural character and relates strongly to the wider countryside. The landform of the parcel and limited vegetation along the settlement edge means that Harlington has a localised urbanising influence over the parcel. The area around the church also has a strong separation from the inset settlement edge.

The parcel is not close to any towns but occupies the gap between the inset villages of Harlington.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Harlington.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

The parcel is not close to towns but makes up the gap between inset villages between Flitwick and Luton and therefore makes a limited contribution to the perceived separation. The fields around the church would make a weaker contribution, however.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

Existing development has limited urbanising influence on the parcel and so it relates more strongly to the wider countryside than the settlement. However, smaller pasture fields south of Pilgrims Close are contained by the mature hedgerows and trees are likely to have a weaker relationship with the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Land Parcel Ref: H2

Parcel Type: Parcel

Area (ha) 183.8

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

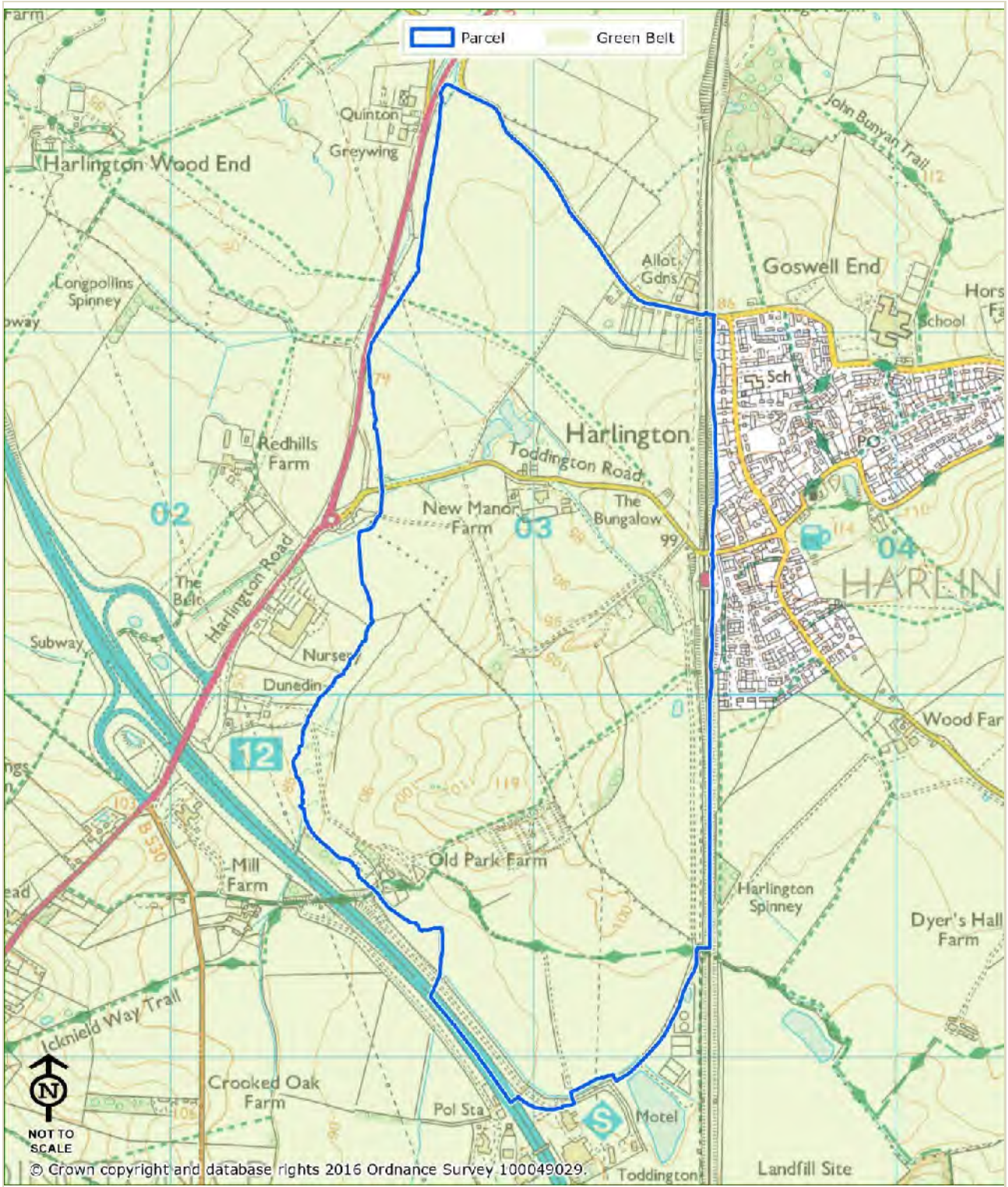
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: H3

Parcel Type: Parcel

Area (ha)

218.4



Land Parcel Ref: H3

Parcel Type: Parcel

Area (ha) 218.4

Parcel description

A patchwork of arable fields to the west of Harlington defined by belts of trees, linear swathes of woodland and private access roads. A motorcross track also covers an area in the centre of the parcel. Toddington Road bisects the parcel from east to west and is where a single farmstead and small number of residential properties are located. A farmstead is also located along the inner edge of the southern boundary and a small row of housing extends from Harlington along Westoning Road in the north.

Westoning Road with hedgerows and the occasional hedgerow tree forms the northern boundary, whilst Harlington Railway Station and associated railway mark the eastern limit. The River Flit meanders around the western edge combining with the M1 to form the southern boundary.

Despite adjacent mature tree belts and the rail infrastructure providing a physical separation from the settlement edge, Harlington is situated on a hill and is clearly visible across the railway although this change in landform adds to the distinction between the settlement and parcel. Tree cover is relatively limited along the Flit with predominantly low-lying scrub covering the river banks providing an open edge to the wider countryside. The parcel sits within a wider agricultural landscape though the A5120 and the M1 and associated service station are a short distance from the western and southern boundaries, creating a minor urbanising influence.

The parcel is not close to any towns but occupies the gap between the inset villages of Harlington and Westoning. The M1 forms a strong edge but there is still some limited reduction in perceived separation.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up town and development here would be associated with Harlington.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

The parcel is not close to towns but makes up the gap between inset villages between Flitwick and Luton and therefore makes a limited contribution to the perceived separation.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

This parcel has a strong separation from the settlement and the wider countryside. However, the small amount of existing development within the large parcel is widely spaced within the agricultural landscape and is well-screened by thick tree planting so portrays a strong rural character. Urbanising development is also located close to the outer edges of the parcel and has a minimal influence.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: H3

Parcel Type: Parcel

Area (ha) 218.4

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

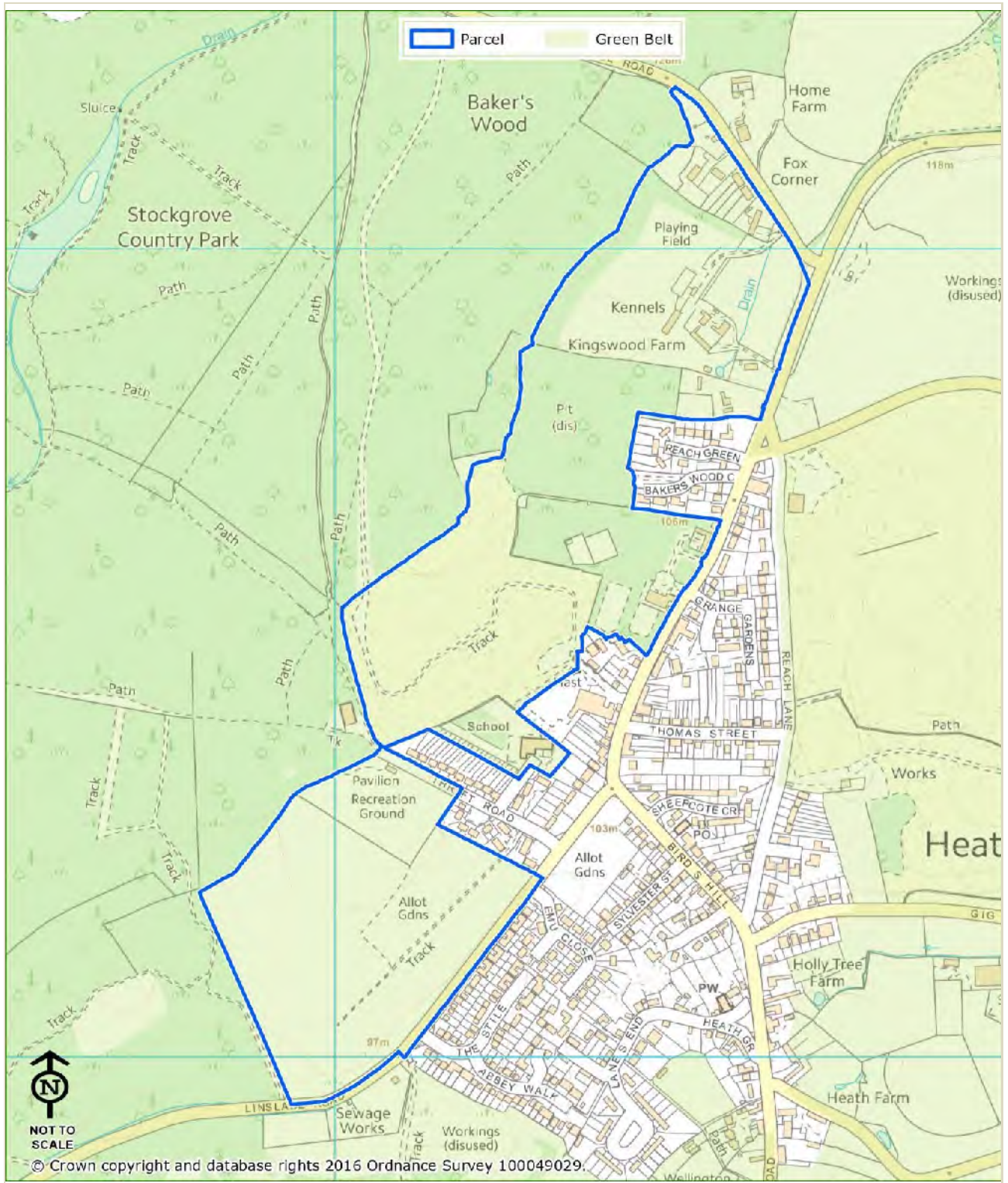
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: HAR1

Parcel Type: Parcel

Area (ha)

30.4



Land Parcel Ref: HAR1

Parcel Type: Parcel

Area (ha) 30.4

Parcel description

This parcel comprises a series of recreational and pasture fields framing a disused sand pit on the settlement edge of Heath and Reach. Existing development is concentrated around the perimeter of the parcel near to the settlement and consists of St Leonards Lower School, Kingswood Farm and a small number of residential properties.

Boundaries of the parcel are formed by minor roads and dense woodland. Woburn Road connects with Linslade Road in the east and together with a number of pockets of inset development make up the western boundary. Linslade Road continues round to form much of the southern boundary whilst Brickhill Road marks the northern limit, again with some inset housing.

The areas of inset development situated along the roads create a strong relationship between the parcel and the settlement of Heath and Reach. Furthermore, large areas of woodland associated with Bakers Wood and Stockgrove Country Park contain the parcel to the west and provides a strong barrier to the wider countryside.

The parcel is situated a short distance from Leighton Buzzard but the topography and juxtaposition of Heath and Reach mean that it plays no role in the historic setting.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Heath and Reach.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel is situated on the western edge of Heath and Reach, where containment by woodland means that it makes no significant contribution to any settlement gaps.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Weak/No contribution

Notes:

Woodland forms a very strong outer boundary so the parcel has a minimal relationship with the wider countryside. The parcel has a strong relationship with existing development.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Land Parcel Ref: HAR1

Parcel Type: Parcel

Area (ha) 30.4

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

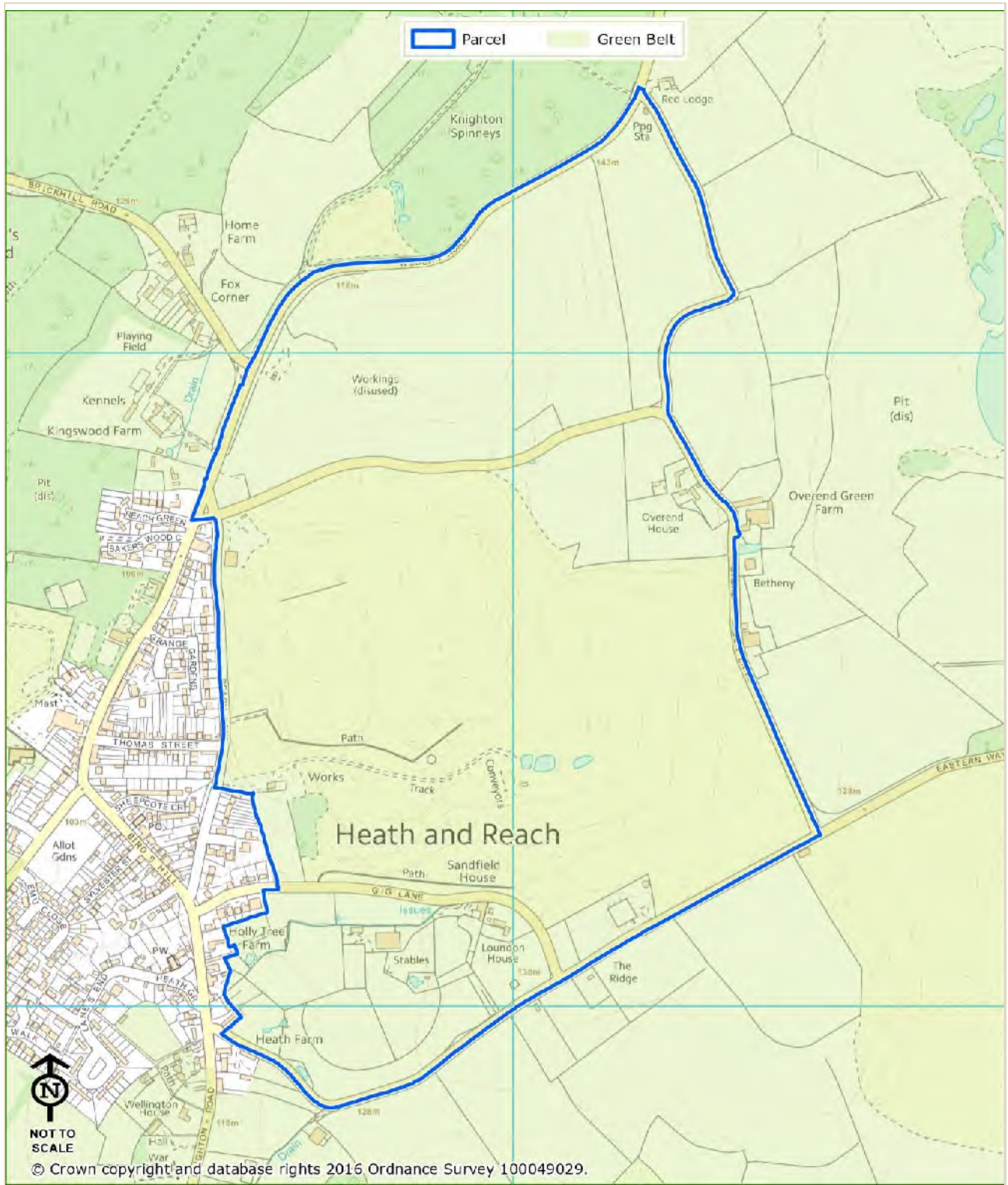
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: HAR2

Parcel Type: Parcel

Area (ha)

93.5



Land Parcel Ref: HAR2

Parcel Type: Parcel

Area (ha) 93.5

Parcel description

Predominantly working sand pits and associated buildings surrounded by a small number of pasture fields and stables. Isolated residential properties are located along the few country lanes traversing the parcel and also forming the majority of the boundaries.

Woburn Road marks the northern limit and continues round to the west into Heath and Reach where the properties edge the parcel. Small blocks of woodland and short tree belts remain in the western area of the parcel which limits the influence adjacent development has over the wider parcel. The boundary to the east is formed of Overend Green Lane before it meets Eastern Way running along the southern perimeter.

Tree cover creates some separation between the settlement and the parcel, and there is no significant distinction between the parcel and the wider countryside. The settlement edge is more open to the south of Gig Lane.

The parcel is fairly close to Leighton-Linslade but has no significant relationship with the historic town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built-up area and development here would be associated with the settlement of Heath and Reach.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

This parcel is not juxtaposed between towns and development of this parcel would result in little of no perception of the narrowing of the gap between such.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

Most of the parcel has a strong separation from the settlement edge of Heath and Reach and relates to the wider countryside. The smaller fields close to the settlement edge south of Gig Lane make a weaker contribution to this purpose.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Land Parcel Ref: HAR2

Parcel Type: Parcel

Area (ha) 93.5

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

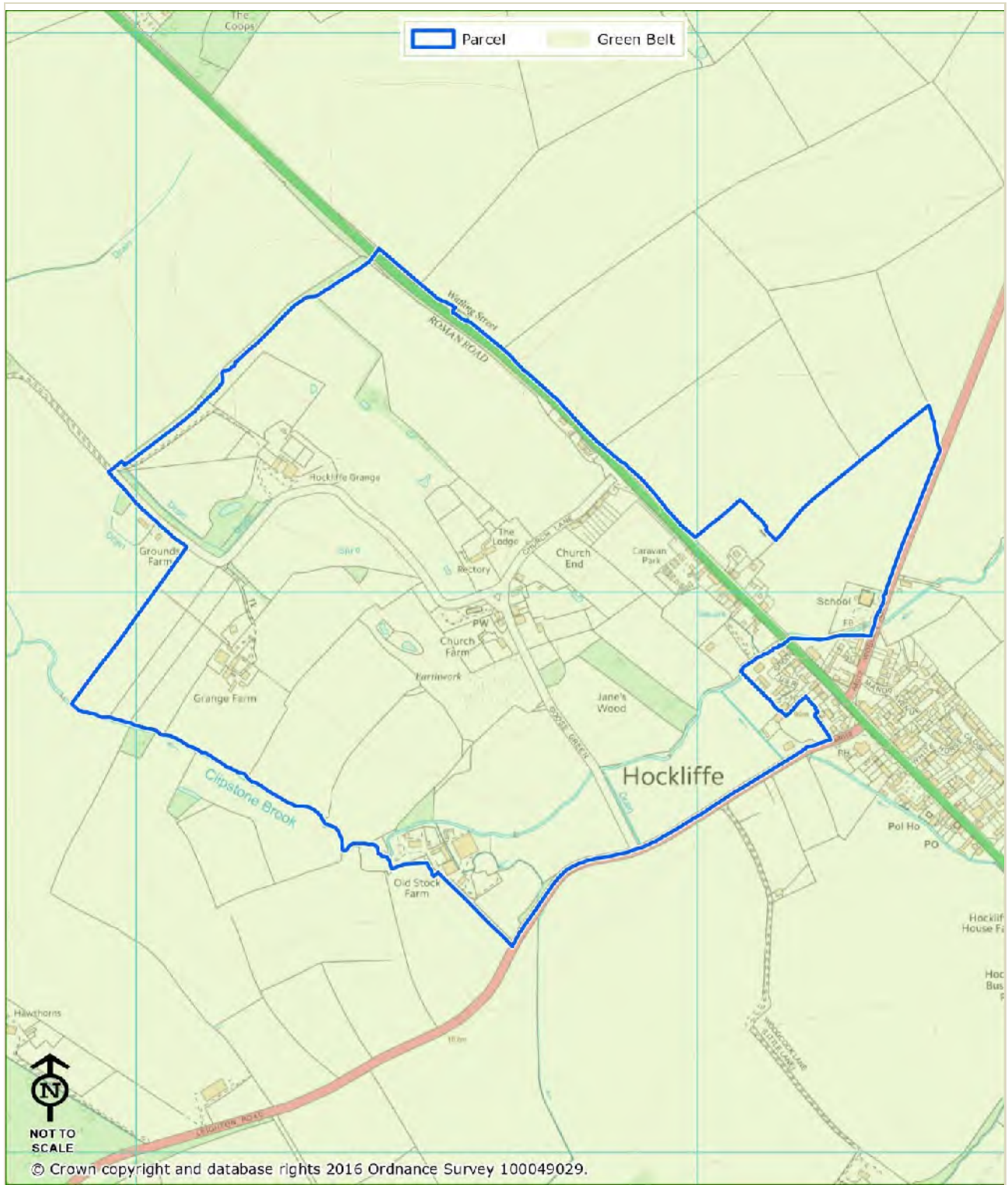
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: HL1

Parcel Type: Parcel

Area (ha)

97.6



Land Parcel Ref: HL1

Parcel Type: Parcel

Area (ha) 97.6

Parcel description

This parcel consists of a patchwork of pasture fields interspersed with a number of farmsteads. A few country lanes traverse the parcel with a small cluster of residential properties and church located in the centre, as well as a row of housing extending along Church Lane. A small number of properties including a caravan park extend beyond the inset edge of Hockliffe along the A5. Field boundaries are well defined by hedgerows and hedgerow trees and vegetation surround the buildings within the parcel.

Hedgerows and tree lines provide some distinction between the smaller pasture fields around the settlement and the larger arable fields around it. The western extent follows a tree belt marking a field boundary and continues around to the north to the line the sides of the A5 which leads into the village of Hockliffe. The A4012 runs along the southern edge from the A5 and is also lined with hedgerows and hedgerow trees. The meandering, tree-lined Clipstone Brook forms the south-western edge.

Urbanising influences are generally well-screened within the parcel and intervening vegetation limits the relationship that it has with the settlement of Hockliffe. There is a strong landform distinction between the inset linear settlement on fairly level ground along the A5 and the dispersed rural settlement on the steeper hillsides to the west. Also, Clipston Brook forms a strong edge.

The parcel is some distance from Leighton Buzzard but provides the openness to the Toddington and Hockliffe clay hills which form part of the town's historic setting.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Hockliffe.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not make a significant contribution to the extent of any countryside gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

There is a strong separation between most of the parcel and the inset settlement, as well as a degree of separation from the surrounding countryside. There is less distinction at the eastern end alongside the A5, where there are shallower slopes and existing urbanising influences in the parcel, but Clipstone Brook still provides separation from the inset settlement. There is a greater sense of containment and relationship with the settlement edge in the south eastern corner, behind Augustus Road, where a dwelling is located within the Green Belt.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: HL1

Parcel Type: Parcel

Area (ha) 97.6

Rating: Moderate contribution

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting, but development would have only a moderate impact on historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

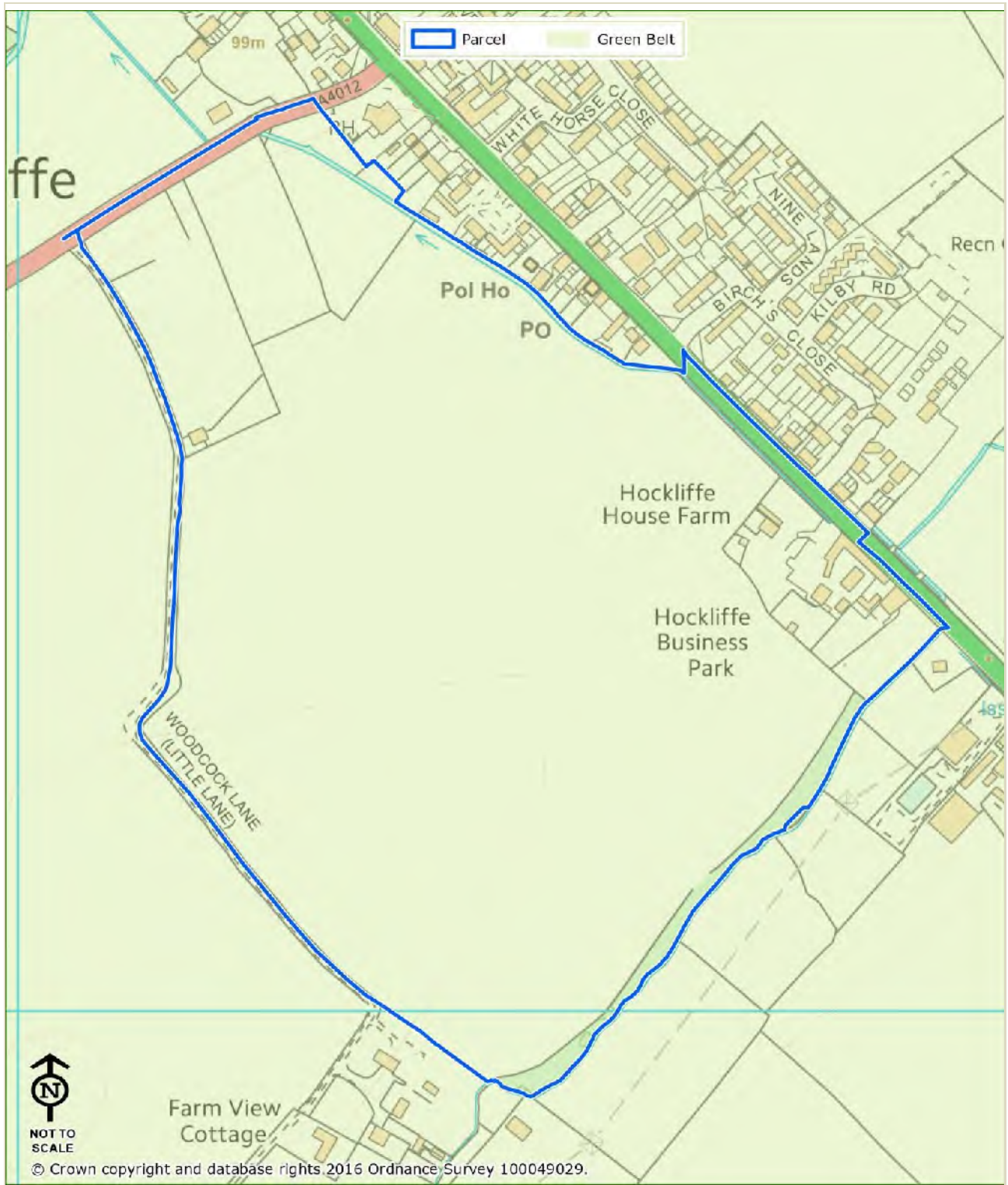
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: HL2

Parcel Type: Parcel

Area (ha)

30.9



Land Parcel Ref: HL2

Parcel Type: Parcel

Area (ha) 30.9

Parcel description

A large arable field covers much of this parcel with small, rectilinear pasture fields and a small business park occupying a small area in the west and east respectively.

The A4012 runs along much of the northern boundary into the centre of Hockliffe where it adjoins with the A5. The settlement edge of Hockliffe makes up the remainder of the northern edge and extends along the A5 around the eastern boundary. Hockliffe Business Park is also situated along the A5 in the east. Woodcock Lane wraps around the western boundary and continues around to the south. A thick tree belt along the bank of a small stream forms the eastern edge between Woodcock Lane and the A5.

A tree belt along the edge of Hockliffe and the A5 provides a degree of separation from the settlement although the boundary to the business park is more open and so has some urbanising influence over the wider parcel. Although developed, the business park has a built form which retains some distinction from residential development on the inset settlement edge, and also physical separation by the A5 and open land to the west. The treed stream in the east forms a relatively strong separation but Woodcock Lane in the west is much less treed and so the parcel relates more strongly to the arable fields and wider countryside beyond.

The parcel forms part of the wider rural setting of a historic town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to the large built-up area and development here would be associated with Hockliffe.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not make a significant contribution to the extent of any countryside gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel has a degree of separation between both the settlement and wider countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel forms part of the wider setting of Leighton-Linslade.

Land Parcel Ref: HL2

Parcel Type: Parcel

Area (ha) 30.9

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

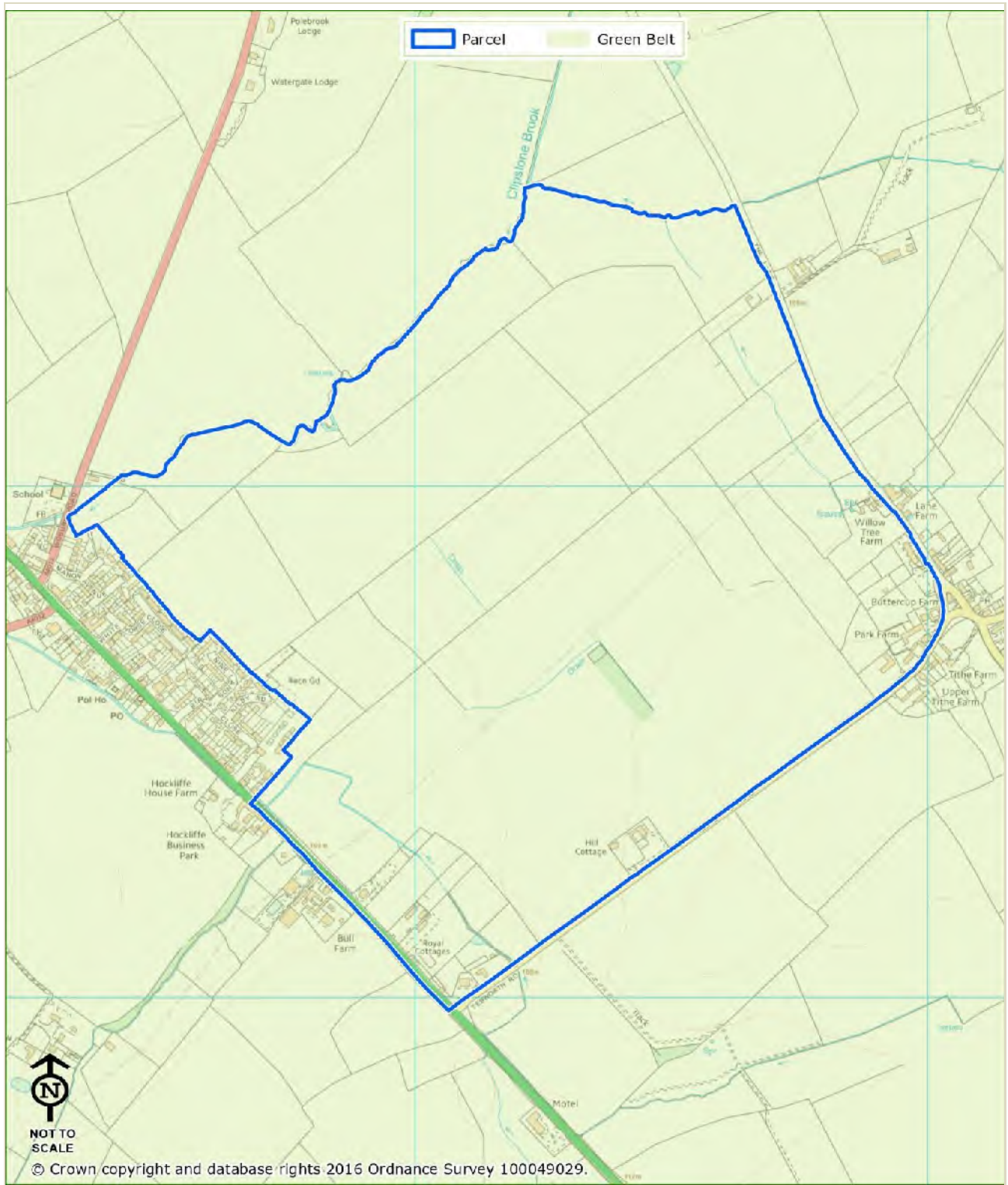
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: HL3

Parcel Type: Parcel

Area (ha)

147.1



Land Parcel Ref: HL3

Parcel Type: Parcel

Area (ha) 147.1

Parcel description

A geometric pattern of rectilinear agricultural fields well-defined by hedgerow and hedgerow trees, on ground rising increasingly steeply from Hockliffe up to Tebworth. Farmsteads associated with Tebworth occupy the inner eastern boundary with occasional built development along the A5 and on Tebworth Road/Hockliffe Road to the south.

The western edge of the parcel abuts Hockliffe, with no significant boundary features. Hockliffe Road leads into Tebworth in the east from the A5 with maintained hedgerows lining either side of the road. Clipstone Brook forms the northern boundary, reinforced with mature tree cover on its banks. A small tributary joins the Brook in the north after it runs underneath The Lane, which runs along the eastern edge also leading into Tebworth.

The parcel lacks considerable urban influences and the limited amount of development is well-contained by adjacent planting and field boundaries, which means that the parcel has a strong relationship with the wider countryside. However, there are smaller fields adjacent to Hockliffe on gentler slopes, which have a stronger relationship with the settlement.

The parcel is not close to any towns and has no relationship with a historic town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not adjacent to a large built-up area and development here would be associated with Hockliffe.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel is not juxtaposed between towns and development of this parcel would result in little or no perception of the narrowing of the gap between such.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside. The area adjoining the settlement edge of Hockliffe make a weaker contribution to this purpose, but the consistent edge to the settlement means that any development eastwards would still represent a moderate degree of encroachment.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Land Parcel Ref: HL3

Parcel Type: Parcel

Area (ha) 147.1

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

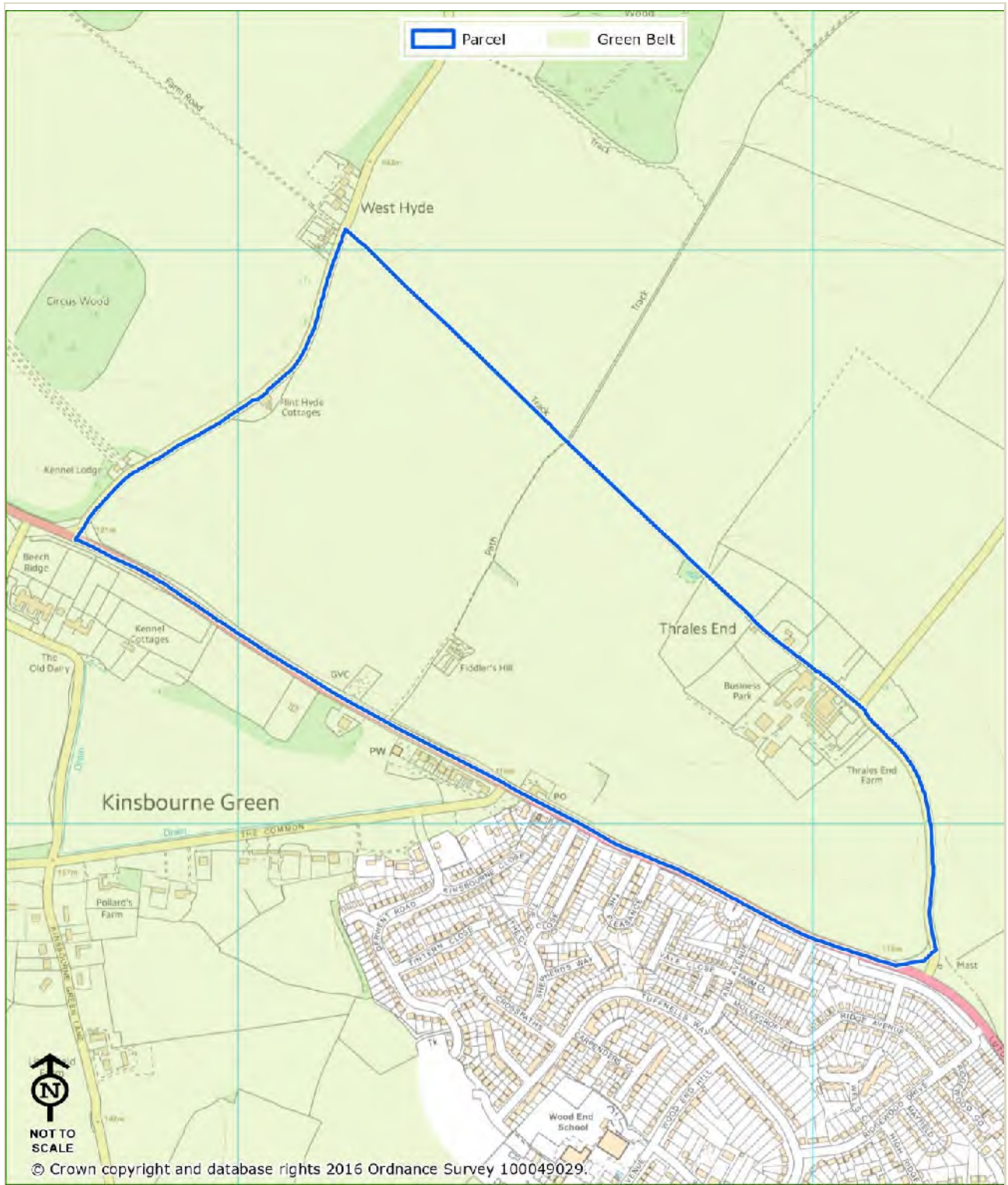
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: HP1

Parcel Type: Parcel

Area (ha)

76.9



Land Parcel Ref: HP1

Parcel Type: Parcel

Area (ha) 76.9

Parcel description

Large, arable fields abutting the inset edge of Harpenden across the A1081 in the eastern half of the parcel. Thrales End Lane forms the northern edge of the parcel, along the crest of a valley-side that slopes up from the A1081. More arable fields slope down from the road to the north. At its eastern end the road dips into a short lateral valley, creating separation from the main valley-side to the east where two smaller fields within St Albans District lie between the parcel and the inset edge of Harpenden. The tree-lined West Hyde Road forms a strong edge on the valley-side to the west.

The parcel is contained from the wider countryside by its valley-side location but related in terms of land use. Landform and the A1081 also create distinction from the inset settlement to the south, and there is separation from the inset settlement edge to the north of the A1081.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

Any development in this parcel would be associated with Harpenden. Land closer to Luton plays a strong role in protecting against urban sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

The parcel lies adjacent to the A1081, a link between Harpenden and Luton, but development to the south of the road means that it makes only a limited contribution to the settlement gap.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The adjacent settlement has some urbanising influence in the south of the parcel, but there is a consistent settlement edge and the whole area relates more strongly to the wider countryside. There is no urban development within the parcel itself.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of an historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

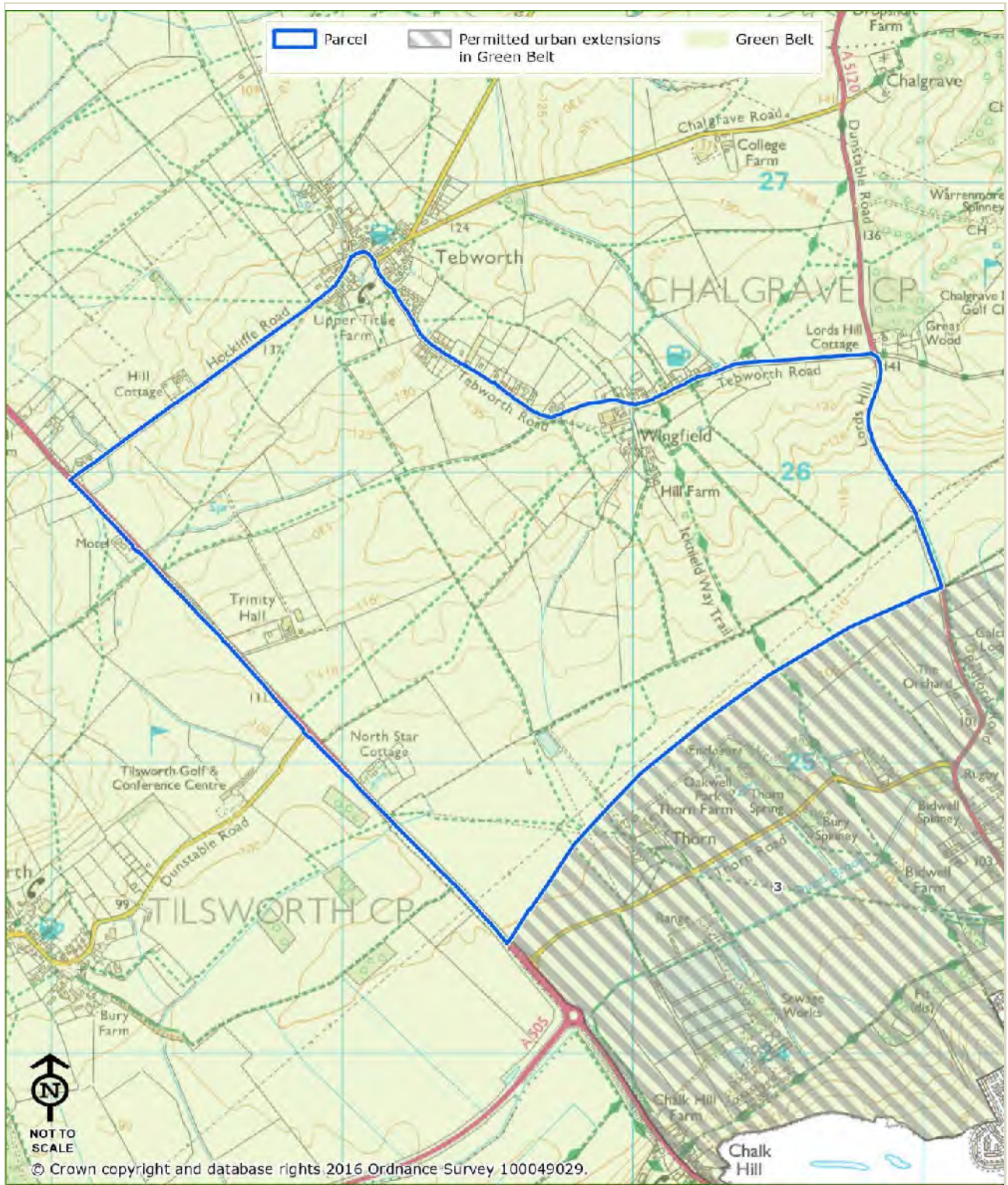
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: HR1

Parcel Type: Parcel

Area (ha)

348.0



Land Parcel Ref: HR1

Parcel Type: Parcel

Area (ha) 348.0

Parcel description

This parcel covers a large expanse of agricultural fields defined by hedgerows and hedgerow trees to the south of Tebworth. The parcel is mostly free from development with a small number of farmsteads and residential properties situated along the inner edge of the parcel in the north, west and south. The landform slopes uphill, increasing steeply, from the southern edge towards Wingfield and Tebworth.

Tebworth Road runs along the northern perimeter where it converges with Hockliffe Road which forms the western boundary together with the A5. The A5 continues for much of the southern edge leading into Dunstable. Boundary roads lack tree cover save for the A5 which is relatively well screened by mature tree belts. A consented strategic urban extension to Houghton Regis covers the land between the parcel and the existing settlement edge of Houghton Regis. The approved scheme proposes a major road link between the A5 and the M1, fringed by a belt of trees.

The limited amount of development within the parcel has a rural character and the relative openness of the boundaries means that the parcel has a strong relationship with the wider countryside. The sloping landform of the parcel creates distinction from the strategic urban extension area to the south, and the A5-M1 link road, with associated boundary vegetation, will form a strong edge to the expanded Houghton Regis.

Houghton Regis forms, along with Luton and Dunstable, a large built-up area. It has no relationship with the historic town of Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

This parcel is adjacent to the large built-up area of Houghton Regis and development beyond the new link road would represent expansion of the built-up area into the countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel is situated adjacent to Houghton Regis some distance from Leighton Buzzard. Development of this parcel would result in little or no perception of the narrowing of the gap due to intervening topography and vegetation.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks considerable urbanising development. Development here would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Land Parcel Ref: HR1

Parcel Type: Parcel

Area (ha) 348.0

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

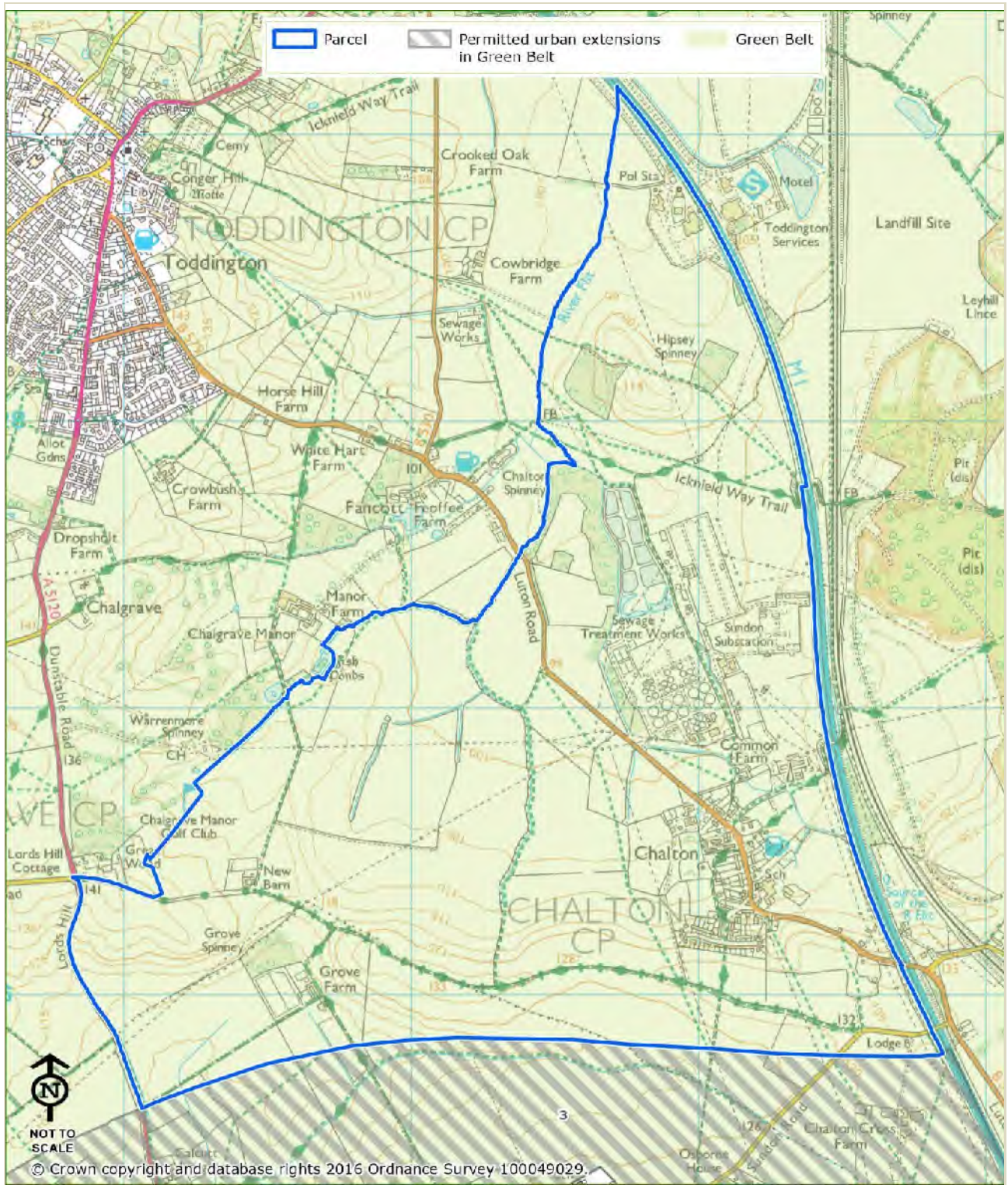
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: HR2

Parcel Type: Parcel

Area (ha)

482.9



Land Parcel Ref: HR2

Parcel Type: Parcel

Area (ha) 482.9

Parcel description

This parcel extends along the eastern edge of the M1 and comprises the small settlement of Chalton and a sewage works, surrounded by a large pattern of irregular arable fields. Fields are defined by drainage ditches and hedgerows, and are interspersed with small geometric blocks of woodland. The B579 runs through Chalton, bisecting the parcel from the south east to the north west. Additionally, Toddington Service Station is located in the north with a single farmstead and isolated dwelling in the west. A strong ridge runs east-west through the parcel just to the south of Chalton, with a pronounced valley to the south of it.

The River Flit gently meanders through the parcel from south to north before forming much of the northern boundary together with a smaller tributary. The A5120 also runs along the western edge. With the exception of the M1 to the east, the boundaries of the parcel are relatively open with Chalgrave Manor Golf Club adjoining the parcel to the north and more agricultural fields to the north and west. A consented strategic urban extension to Houghton Regis covers the land between the parcel and the existing settlement edge of Houghton Regis. The approved scheme proposes a major road link between the A5 and the M1, with an associated tree belt, which would form the parcel boundary, running along the valley floor to the south of the ridge.

The proposed road together with the change in landform creates a strong separation between the expanded settlement and the parcel. The openness of the boundaries to the north with further agricultural fields beyond creates a strong relationship with the wider countryside.

The parcel accounts for much of the gap between Luton / Houghton Regis and Harlington, which in turn represents a sizeable proportion of the open space between Luton and Flitwick.

For the purpose of this assessment, this parcel is considered to be adjoining Houghton Regis, although it has no relationship with the historic settlement of Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the settlement of Houghton Regis and development here would represent significant expansion into the wider countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

The parcel is located adjacent to Houghton Regis and there is a significant gap to Flitwick, the nearest town northward; however in reducing the gap between smaller settlements development would cause some reduction in the perceived rural gap between the towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel relates more strongly to the wider countryside than the settlement and lacks considerable urbanising development.

Land Parcel Ref: HR2

Parcel Type: Parcel

Area (ha) 482.9

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of a historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

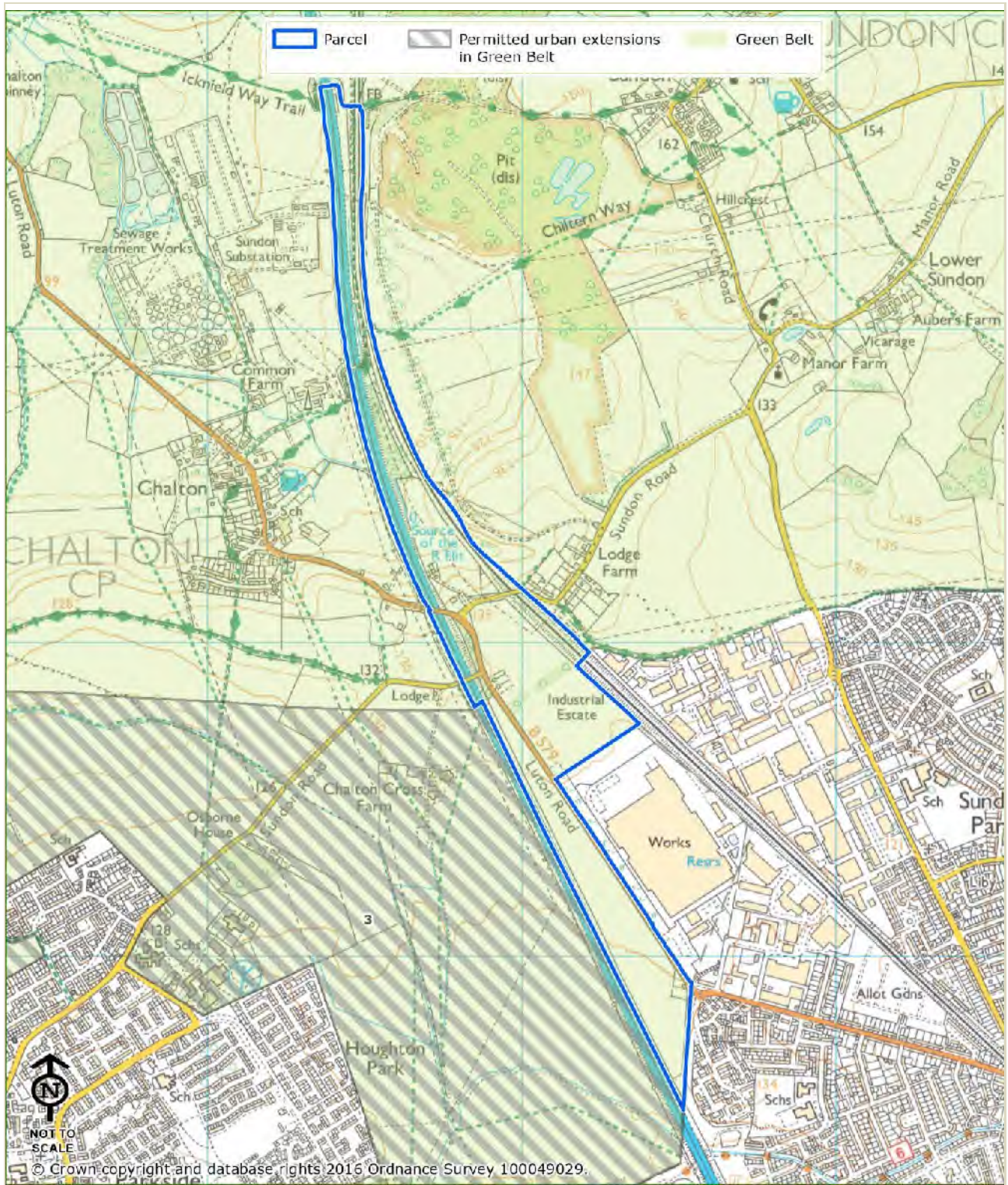
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: L1

Parcel Type: Parcel

Area (ha)

60.1



Land Parcel Ref: L1

Parcel Type: Parcel

Area (ha) 60.1

Parcel description

This narrow parcel extends along the M1 from the northern edge of Luton. The parcel is relatively free from existing development with the main land use characterised by agricultural fields and woodland. There are a small number of cottages and a single farmstead located in the centre along minor roads that traverse the parcel. The chalk escarpment crosses the parcel just to the north of this road.

The settlement of Luton adjoins the parcel to the south and comprises a number of warehouse units within an Industrial Estate. The parcel is bound by the M1 to the west and a railway line to the east before they almost converge in the north after cutting through the chalk escarpment. The inset settlement of Chalton and a sewage treatment works are located beyond the parcel to the west with Sundon Chalk Pit to the north east.

The motorway and railway create strong containment to the east and west, and the chalk ridge forms a strong edge across the parcel. There is no significant separation from warehousing associated with North Luton Industrial Estate to the south, which has a strong urbanising influence over the parcel. The narrow northern end of the parcel, although contained by strong boundaries, is on lower ground that is isolated from the large built-up area.

The parcel lacks features which contribute to historic setting, but the northern part of the parcel breaches the alignment of the ancient Thiodweg track, which is preserved to the west as the Public Right of Way that adjoins Houghton Road, and to the east as the Public Right of Way that runs along the entire northern edge of Luton, to Warden Hill.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area but has some separation from it and relates more strongly to the wider countryside. Development in the northern area would represent considerable expansion of the built-up area into the countryside. The southern area adjacent to the industrial estate makes a much weaker contribution to this purpose.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel extends from the settlement edge of Luton but development of the parcel would result in little or no perception of the narrowing of the gap between neighbouring towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The southern end of the parcel relates strongly to the settlement edge. The parcel as a whole is contained by strong edges, but change in elevation and distance from Luton mean that the northern end has a stronger relationship with the wider countryside.

Land Parcel Ref: L1

Parcel Type: Parcel

Area (ha) 60.1

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively strong contribution

Notes:

Due to its well contained nature adjacent to the M1, the southern part of the parcel does not form a significant part of the historic setting of Luton, but the northern part extends beyond the line of the important ancient Thiodweg track, and so by remaining open contributes to preservation of this route as a significant historic landscape element.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: L2

Parcel Type: Parcel

Area (ha)

756.4



Land Parcel Ref: L2

Parcel Type: Parcel

Area (ha) 756.4

Parcel description

This parcel is made up of predominantly arable and pasture fields interspersed with a small number of woodland blocks adjoining the northern edge of Luton. This includes disused pits in the north west that have since been restored as woodland. The chalk dip-slope rises up northwards to a plateau along the northern edge of the parcel, although there is a valley towards the eastern side. The parcel also covers the rural settlements of Streatley, Upper Sundon and Lower Sundon.

The A6 extends from the built edge connecting Luton and Streatley to form the eastern boundary. Streatley Road runs along much of the northern edge between the villages of Streatley and Sundon whilst a railway marks the western limit. Low hedgerows and intermittent trees line these roads with further agricultural fields located beyond the parcel to the north and east. In contrast, the M1 is situated close to the western boundary which together with the railway provides a fairly strong barrier feature.

The chalk slopes and agricultural fields create a strong rural character and together with the limited vegetation lining the country lanes in the north mean that the parcel has a relatively strong relationship with the wider countryside. Tree belts along the edge of Luton and the adjacent sloping topography also creates a degree of separation from the settlement edge.

The parcel is adjacent to Luton and plays a role in its historic setting due to its wooded high ground and also its position to the north of the Public Right of Way along the inset settlement edge which marks the route of the ancient Thiodweg track.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Relatively strong contribution

Notes:

The parcel is adjacent to the large built-up area of Luton but relates more strongly to the wider countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development of this parcel would result in some narrowing of the gap between Luton and Harlington, which in turn would reduce the extent of countryside between Luton and the nearest town, Flitwick, but intervening landscape features and the size of remaining gaps would limit the impact.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The adjacent settlement has some urbanising influence in the south of the parcel, but there is a consistent settlement edge and the whole area relates more strongly to the wider countryside. There is no urban development within the parcel itself.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: L2

Parcel Type: Parcel

Area (ha) 756.4

Rating: Relatively strong contribution

Notes:

The parcel's openness, particularly on the higher ground, and location to the north of the Thiodweg, contributes to the relationship between the settlement and characteristics identified as contributing to historic setting. Development would detract from the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

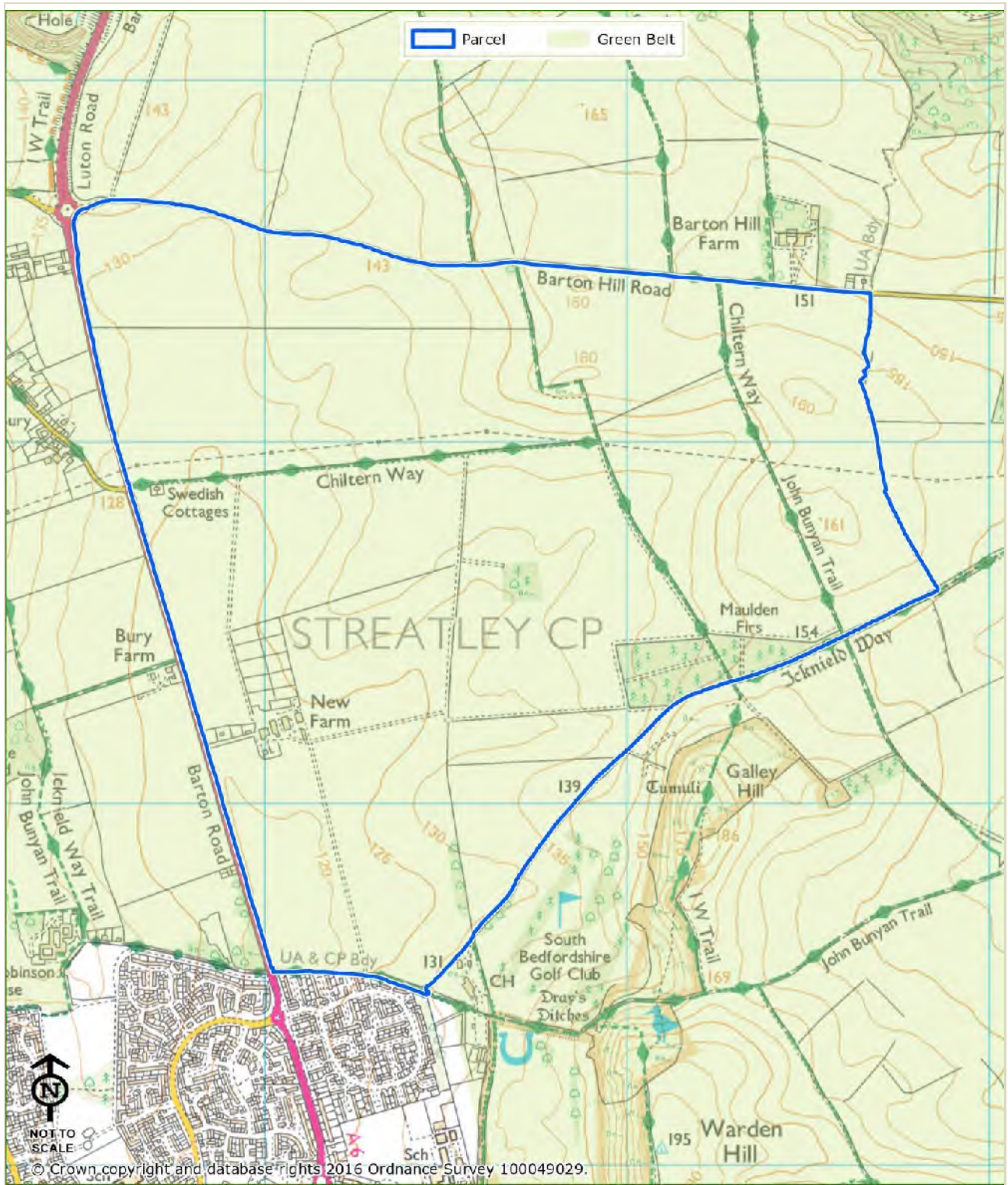
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: L3

Parcel Type: Parcel

Area (ha)

318.7



Land Parcel Ref: L3

Parcel Type: Parcel

Area (ha) 318.7

Parcel description

A patchwork of undulating, open arable fields defined by low hedgerows and interspersed with small blocks of woodland to the north of Luton. Development is limited to a single farmstead and isolated cottage, located along the inner edge of the western perimeter whilst a small part of South Beds Golf Club extends into the parcel in the south west.

The A6 leads from the built-up area of Luton to form the western edge whilst Lilley, a country lane lined by hedgerows, marks the northern extent. A hedged track forms the southern boundary creates a strong edge to the settlement. Tree belts separating the parcel from the adjacent golf course together with hedgerows delineating field boundaries following the administrative boundary form the eastern boundary. The golf course sits on the lower western slopes of the prominent Galley Hill with further arable farmland to the north and west.

The topography and lack of structure vegetation lends itself to the rural character of the parcel and a strong relationship with the wider countryside whilst the strong southern edge provides degree of separation from the settlement.

The parcel is adjacent to Luton and forms part of the rural setting associated with Warden Hill and Galley Hill. It lies to the north of the route of the Thiodweg, the ancient track which, as a Public Right of Way, forms a consistent northern edge to Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the built-up area of Luton and relates strongly to the wider countryside. Development here would represent significant expansion of Luton into the countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel spans the gap between Luton and Steatley but development of this parcel would result in little or no perception of the narrowing of the gap between neighbouring towns considered in this assessment.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development here would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively strong contribution

Land Parcel Ref: L3

Parcel Type: Parcel

Area (ha) 318.7

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to the historic setting and development of the parcel would detract from the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

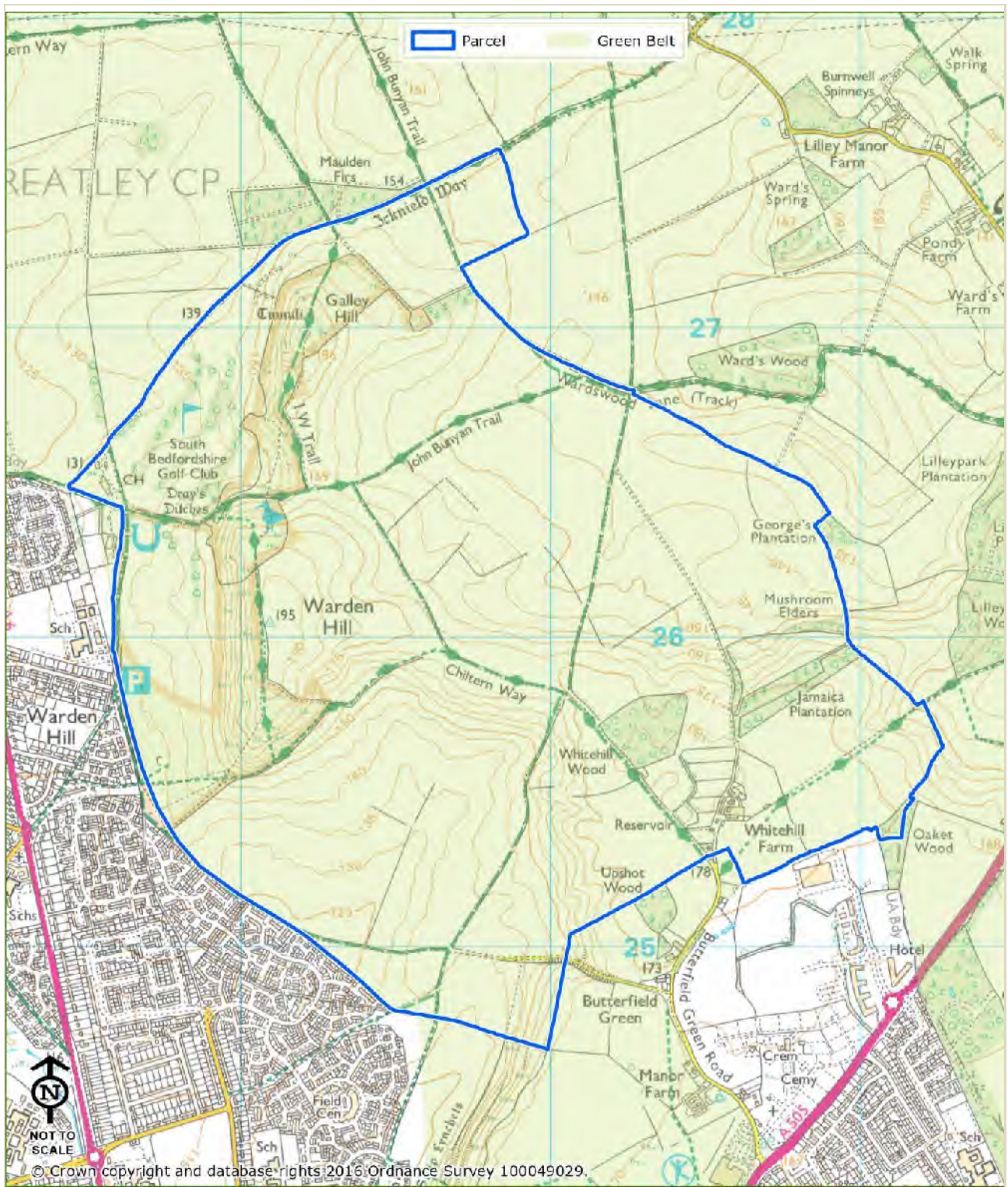
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: L4

Parcel Type: Parcel

Area (ha)

459.4



Land Parcel Ref: L4

Parcel Type: Parcel

Area (ha) 459.4

Parcel description

This parcel consists of wildflower meadows and pasture fields associated with the chalk escarpment at Warden and Galley Hill, South Bedfordshire Golf Club occupying the slopes along the western edge and arable fields sloping down to the east and the upper end of a valley to the south of the escarpment. The Bushmead suburb of Luton lies adjacent to the parcel in the west whilst development is limited to a single farmstead in the east and the buildings relating to the golf club.

The Icknield Way extends from the settlement edge in the east to form the northern boundary to the parcel and is lined with hedgerows and tree belts for much of its route along the parcel. The eastern and southern boundaries are defined by hedgerows and private tracks following the administrative boundary with further agricultural fields further east. The land slopes up from the built edge on the western side of the parcel where the hedged Links Road forms a strong edge.

The steep slopes and unity of open, undulating arable chalk landscape creates a strong separation from the settlement, whilst the openness and lack of urbanising features creates a strong rural character and relationship with the wider countryside.

The parcel is adjacent to Luton and the Warden and Galley Hills and the chalk escarpment are prominent landforms defining the built-up area and providing a striking backdrop and setting to Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area of Luton but has some separation from it and relates strongly to the wider countryside. Development would represent significant expansion of the built-up area into the countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development of this parcel would result in little or no perception of the narrowing of the gap between neighbouring towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong contribution

Land Parcel Ref: L4

Parcel Type: Parcel

Area (ha) 459.4

Notes:

The parcel's openness is a key element in the relationship between the settlement and key characteristics identified as contributing to the historic setting. Development here would detract significantly from the town's character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

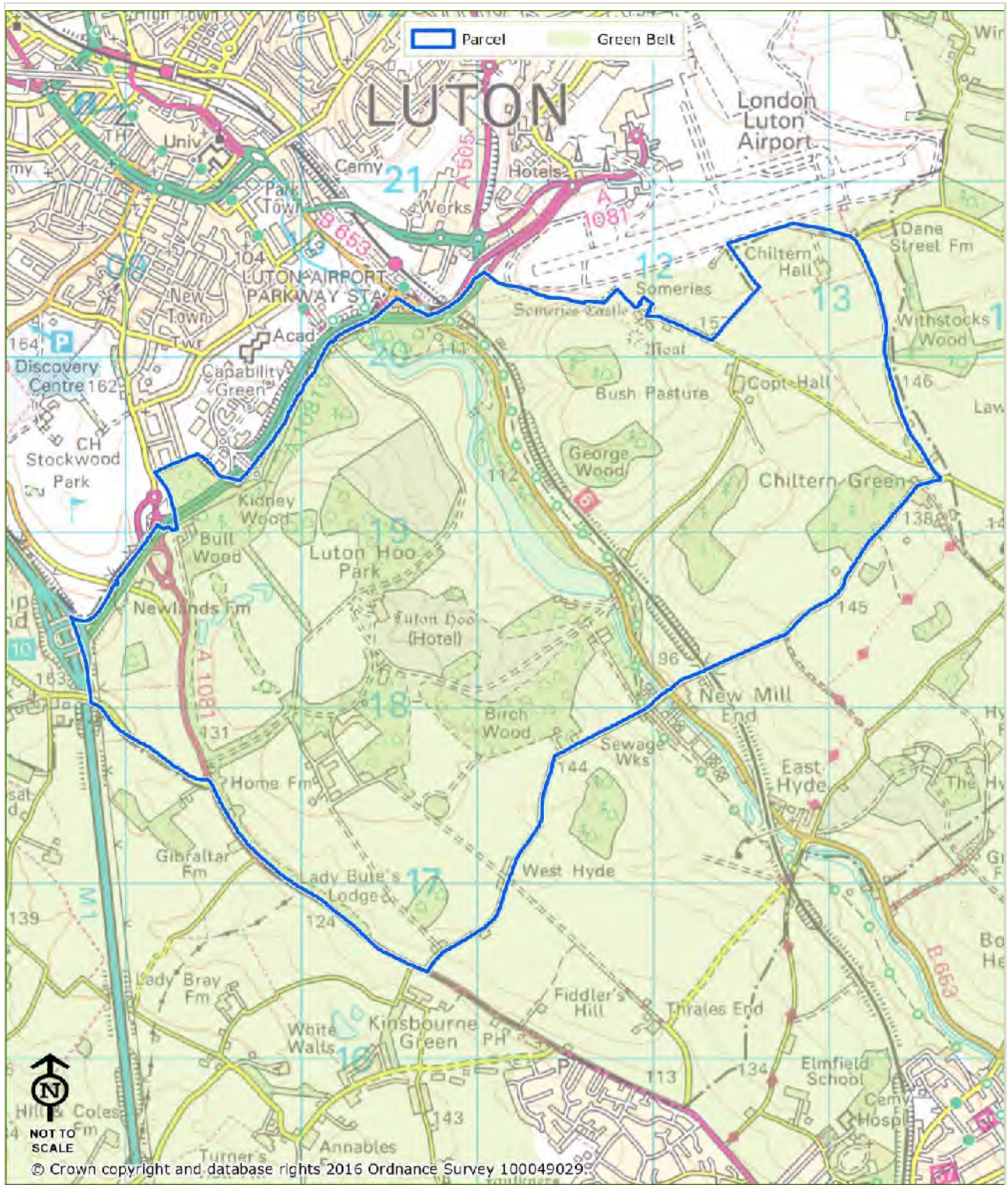
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: L5

Parcel Type: Parcel

Area (ha)

1,117.2



Land Parcel Ref: L5

Parcel Type: Parcel

Area (ha) 1,117.2

Parcel description

Luton Hoo Estate covers a large portion of the parcel consisting of formal parkland and gardens as well as a private golf course. Arable fields interspersed with large swathes of woodland make up the remaining of the parcel with the River Lea bisecting the parcel from north to south. The B653 and railway run parallel to the River with a linear swathe of woodland buffering these traffic corridors. In the west, development is limited to the buildings associated with the Luton Hoo Estate sitting within a well-treed context whilst a small number of farmsteads and cottages are situated in the east in a more open agricultural landscape.

The parcel adjoins the southern edge of Luton including London Luton Airport. The A1081 leads from the airport along the northern boundary before wrapping around the west of the parcel with strong associated tree cover. W Hyde Road connects with the A1081 in the south before it passes along the southern and much of the eastern perimeter. Chiltern Green Road makes up the remaining eastern edge.

The strong woodland along the inner northern edge as well as the ridge-top runway just beyond creates a strong separation from the settlement. The Luton Hoo Estate imparts a distinctive parkland character on the parcel and the southern boundary is largely open. The strong valley landform continues to the south which creates a strong relationship with the wider countryside.

The parcel is adjacent to Luton and covers a considerable amount of the gap between Harpenden. The valley landform as well as the river and rail connections reduces the perception of the gap. The Luton Hoo Estate and the valley landform allow for views across the River Lea and these are recognised as important to the historic setting of Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area of Luton but has some separation from it and relates strongly to the wider countryside. Development would represent significant expansion of the built-up area into the countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively strong contribution

Notes:

Development of this parcel would result in significant narrowing of the physical gap between Luton and Harpenden.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel relates more strongly to the wider countryside than the settlement and blocks of woodland largely screen the urbanising development.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: L5

Parcel Type: Parcel

Area (ha) 1,117.2

Rating: Strong contribution

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to the historic setting. Development within the parcel would significantly detract from the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

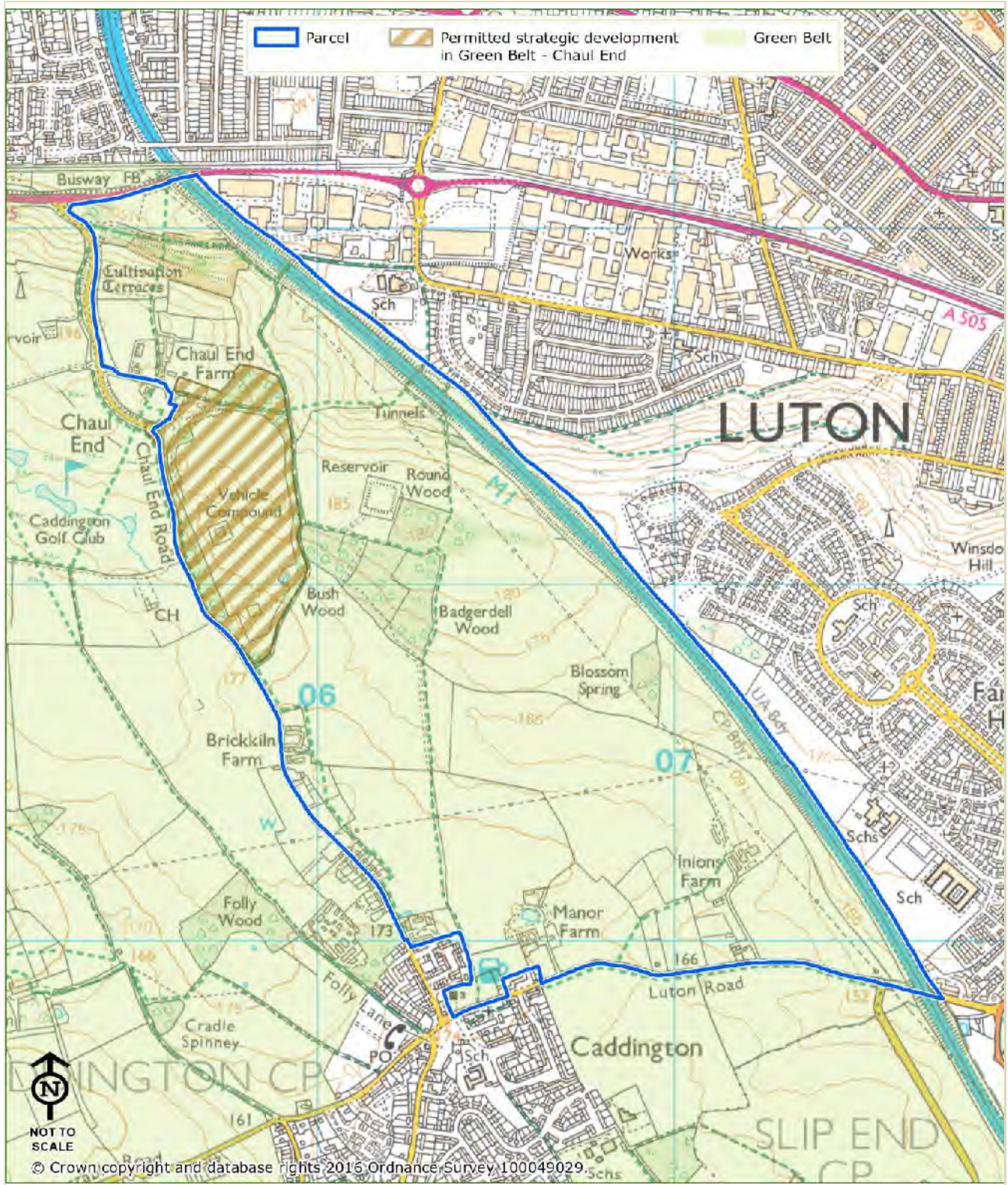
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: L6

Parcel Type: Parcel

Area (ha)

246.2



Land Parcel Ref: L6

Parcel Type: Parcel

Area (ha) 246.2

Parcel description

This parcel mainly comprises an irregular pattern of arable fields defined by hedgerows and belts of trees to the south west of Luton. Development is limited across the parcel with several farmsteads situated along the inner edge of southern and western boundaries. The northern area is more elevated and wooded, with woodland containing a large vehicle compound as well as buildings associated with Caddington Golf Club along the north western edge. A number of residential properties are also located next to the golf club and sit within a small area of enclosed pasture.

The M1 runs along the eastern boundary whilst the A505 crosses the motorway to form the northern boundary. Existing mature tree belts run along both sides of these roads, which combined with topography creates strong separation from the large built-up area of Luton. Luton Road forms the southern edge of the parcel, with roadside tree cover helping to create a degree of separation from countryside to the south. The south-western corner of the parcel abuts the inset edge of Caddington, where several small, contained fields lie between the village and Manor Farm.

The parcel is located adjacent to Luton, and its elevated, wooded high ground, particularly the steeper slopes in the vicinity of Chaul End, contributes to the town's historic setting.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Relatively strong contribution

Notes:

The parcel is adjacent to the large built-up area but is separated by the M1 motorway. The parcel is also partially separated from the countryside by Caddington and roads leading into it but due to the sloping topography, relates more strongly to the wider countryside than to the settlement.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel is located close to Dunstable but it is acknowledged that Luton and Dunstable have already coalesced.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel has strong separation from Luton but small fields in the south-western corner have a relationship with the inset village of Caddington.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively strong contribution

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting – development would detract from the town's historic

Land Parcel Ref: L6

Parcel Type: Parcel

Area (ha) 246.2

character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

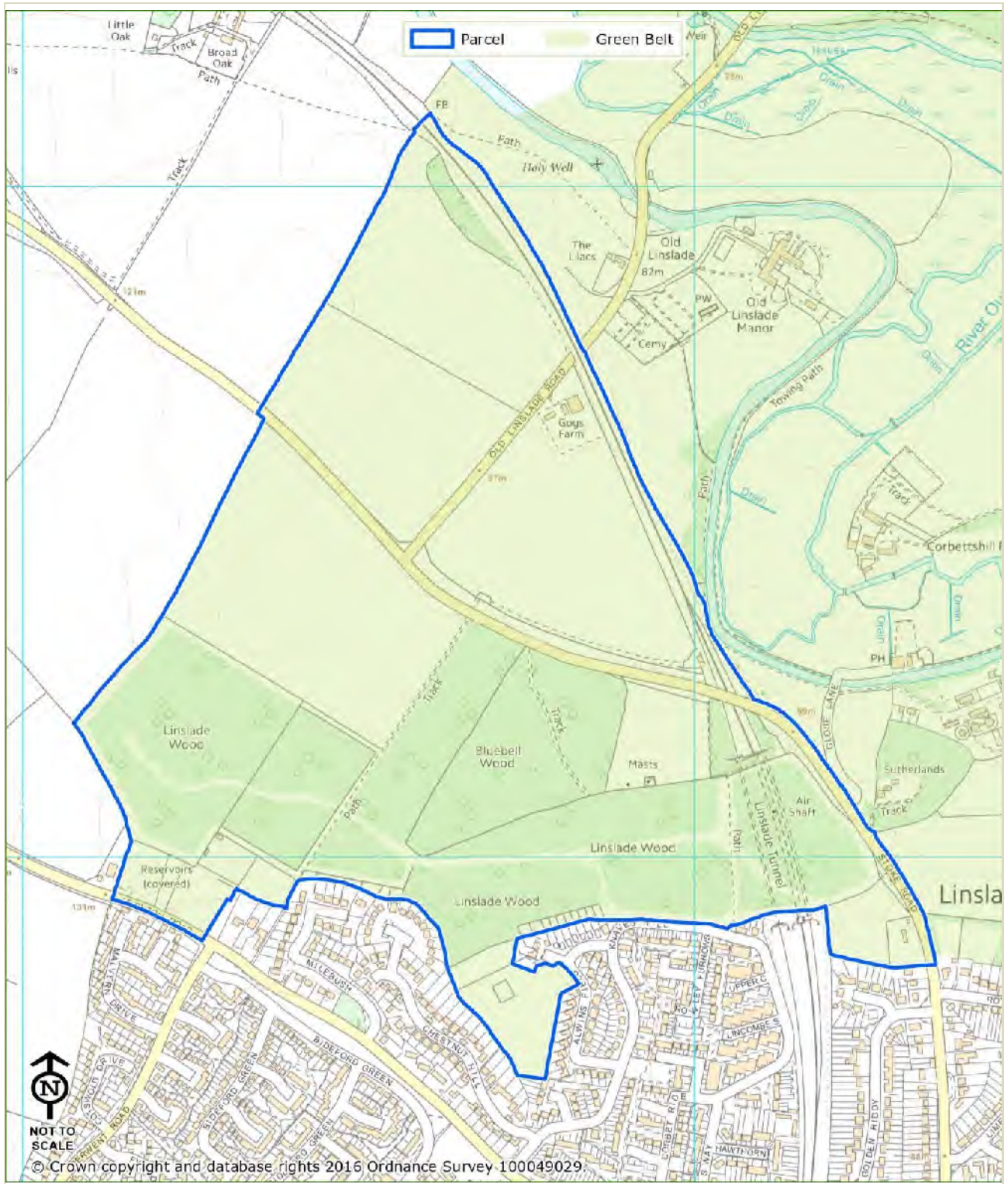
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL1

Parcel Type: Parcel

Area (ha)

82.9



Land Parcel Ref: LL1

Parcel Type: Parcel

Area (ha) 82.9

Parcel description

This triangular-shaped parcel consists of Linslade Wood and a small number of arable fields to the north of Linslade. Stoke Road and Old Linslade Road traverse the parcel and development is limited to a single farmstead along the inside of the eastern boundary.

A railway runs along the eastern edge before it enters a short tunnel near to the settlement edge in the south. The railway is at grade level for much of its route with little vegetation along its banks and the River Ouzel and Grand Union Canal are located just beyond. A small hedgerow marks the western edge following the administrative boundary and providing the separation between a large expanse of arable fields further west.

The relatively open boundaries to the east and west create a relatively strong relationship with the wider countryside whilst the thick area of woodland in the south, which sits on a spur of high ground, provides a strong separation from the inset settlement edge of Linslade. There are three small areas of open space to the south of the woodland which are closely related to the urban area.

The rural character of the river valley approaching Linslade contributes to the historic setting of the town, particularly with respect to the isolated rural setting to Old Linslade Church, just to the east of the parcel.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area of Linslade but has distinct separation from it. Development here would represent expansion beyond a natural boundary into the countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development of this parcel would result in a minor narrowing of the gap between Linslade and Milton Keynes but with a considerable distance still remaining.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Any development in or north of Linslade Wood would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively strong contribution

Land Parcel Ref: LL1

Parcel Type: Parcel

Area (ha) 82.9

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to the historic setting of Linslade. Development would detract from the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

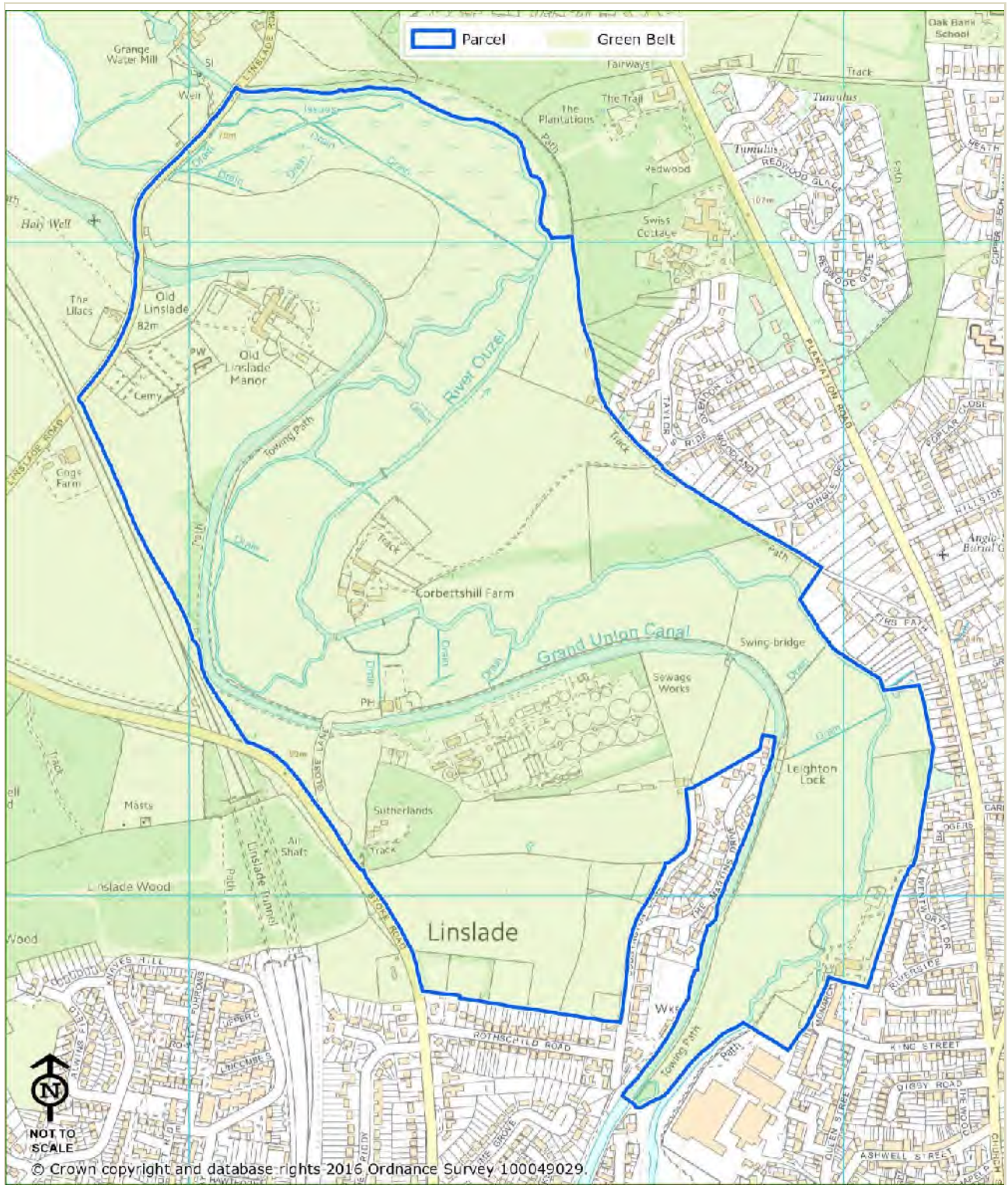
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL2

Parcel Type: Parcel

Area (ha)

109.9



Land Parcel Ref: LL2

Parcel Type: Parcel

Area (ha) 109.9

Parcel description

This parcel extends along a stretch of the River Ouzel and the Grand Union Canal and comprises pasture fields interspersed with belts of trees and small strips of woodland. No public roads traverse the parcel and development is limited to a sewage works, strongly contained by tree cover, a few farmsteads and a large manor house.

The built edge of Linslade adjoins the parcel to the south and continues around the eastern boundary. The settlement edge is largely wooded with plantations encompassing much of the settlement edge to the east. Woodland extends to the north and together with Old Linslade Road make up the northern boundary. Stoke Road and a railway also run along the western perimeter. High ground to the south of the sewage works separates the parcel from the main urban area, although inset development has encroached along the hillside facing the canal.

The meandering form of the river valley, well-wooded boundaries and absence of urbanising development within it distinguish the parcel from the residential edge and relate it to the wider rural landscape.

The River Ouzel and Grand Union Canal meander through the parcel flowing from the town in the south. The rural character of this river valley is a key characteristic of the historic setting of Linslade, and it contributes to the isolated setting of Old Linslade Church and Manor.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area of Linslade but has some separation from it and relates more strongly to the wider countryside. Development here would represent expansion into the countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development of this parcel would result in a minor narrowing of the gap between Linslade and Milton Keynes but with a considerable distance still remaining.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates more strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Strong contribution

Land Parcel Ref: LL2

Parcel Type: Parcel

Area (ha) 109.9

Notes:

The parcel's openness is a key element in the relationship between the settlement and the key characteristics identified as contributing to the historic setting. Development would detract significantly from the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

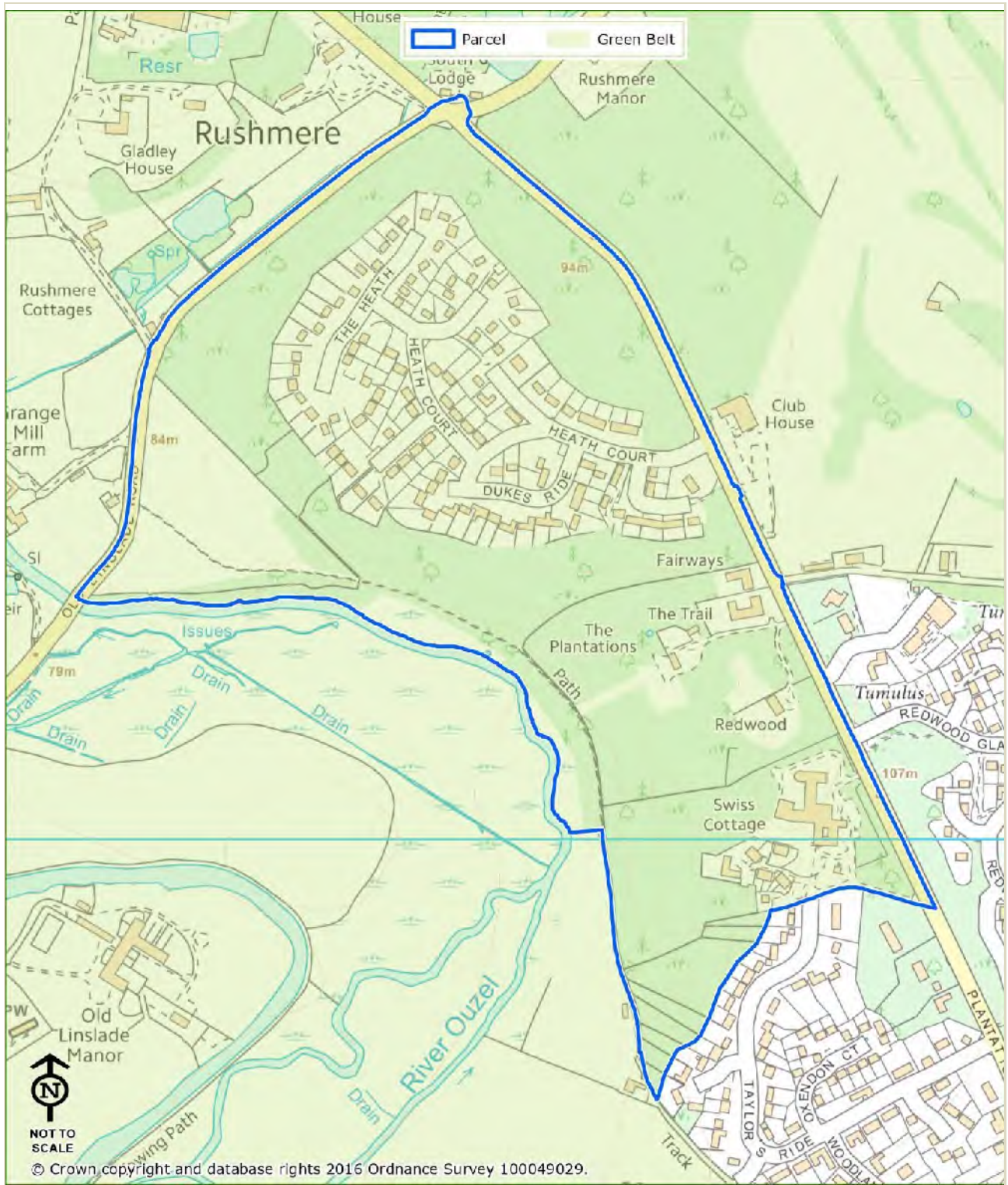
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL3

Parcel Type: Parcel

Area (ha)

32.5



Land Parcel Ref: LL3

Parcel Type: Parcel

Area (ha) 32.5

Parcel description

The parcel comprises predominantly woodland plantations with a small housing development and a number of cottages inset by the massing of woodland and separate from the settlement in the south. A small pasture field also covers a small area along the inner western edge.

Plantation Road extends along the eastern boundary from the north of Leighton Buzzard before it joins with Old Linslade Road in the north. Old Linslade Road continues along the western edge before the River Ouzel passes underneath it to mark the edge of the plantation and the remainder of the western boundary.

The existing development within the parcel has minimal urbanising influence over the parcel because of its containment by thick swathes of woodland and the wooded nature of the parcel provides a relatively strong separation from the countryside as well as the adjacent settlement.

Woodland in the parcel contributes to the setting of the River Ouzel and Grand Union Canal, which are important to the historic setting of Leighton Linslade.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Moderate contribution

Notes:

The parcel is adjacent to the large built-up area of Linslade but has some separation from both the settlement and the wider countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development of this parcel would result in a minor narrowing of the gap between Linslade and Milton Keynes but with a considerable distance still remaining.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel has a degree of separation from both the settlement and the wider countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively strong contribution

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to the historic setting of Leighton Buzzard and Linslade. Development would detract from the town's historic character.

Land Parcel Ref: LL3

Parcel Type: Parcel

Area (ha) 32.5

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

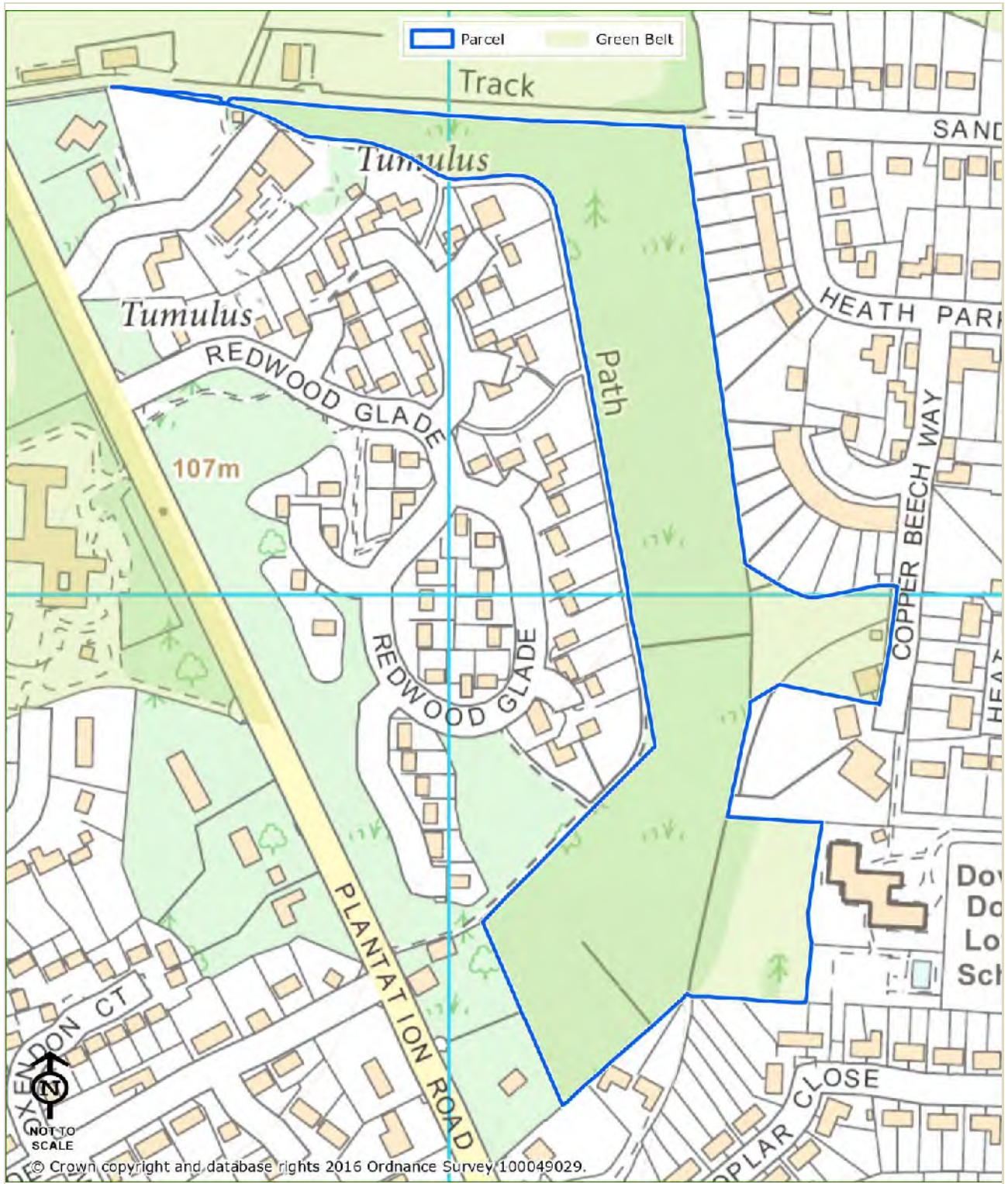
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL4

Parcel Type: Parcel

Area (ha)

4.6



Land Parcel Ref: LL4

Parcel Type: Parcel

Area (ha) 4.6

Parcel description

This parcel consists entirely of woodland save for a small area of pasture in the east, whilst existing development is limited to a single dwelling along the inner eastern edge adjacent to the small pasture field.

A tree lined footpath forms the northern boundary with Leighton Buzzard Golf Club situated beyond and the back gardens of properties make up the boundaries of the parcel to the east, south and west.

Woodland typically has a weak relationship with settlement, but this parcel is almost entirely contained by residential development and so has a weak relationship with the wider countryside.

Woodlands are characteristic of the setting of Leighton Linlade, but this parcel's containment within the urban fringe and context with respect to the extent of woodland to the north of the town means that it has only a limited setting role.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is situated within the extent of the large built-up area and development here would not be perceived as sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development of this parcel would result in no perception of the narrowing of the gap between neighbouring towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively weak contribution

Notes:

The parcel relates more strongly to the settlement than to the wider countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the historic setting of Leighton Buzzard.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL5

Parcel Type: Parcel

Area (ha)

47.6



Land Parcel Ref: LL5

Parcel Type: Parcel

Area (ha) 47.6

Parcel description

Leighton Buzzard Golf Club occupies the majority of the parcel with Old Bank School and associated grounds covering a small area in the south east. Amenity grassland and sporadic belts of trees and swathes of woodland make up the parcel with existing development limited to a small number of buildings relating to the golf course and school in the south and one isolated house, Rushmere Manor, on the northern boundary.

Linslade Road and Sandy Lane run along the northern and southern boundary respectively before they connect with Plantation Road forming the western boundary. The inset settlement of Heath and Reach adjoins the north eastern edge with pasture fields and settlement at Leighton Buzzard marking the rest of the eastern extent.

Woodland cover is concentrated in the north and west extending beyond to Rushmere Park. This provides a relatively strong separation from the countryside. Tree belts around the neighbouring settlements also create a sense of separation from urban edges.

The parcel is adjacent to Leighton Linslade and tree cover in this area contributes to the wider rural setting of the town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Relatively strong contribution

Notes:

The parcel is adjacent to the large built-up area of Leighton Buzzard but has some separation from it and relates more strongly to the wider countryside. Development would cause Leighton Buzzard to merge with Heath and Reach and this would accentuate sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development of this parcel would result in a moderate narrowing of the gap between Leighton Buzzard and Milton Keynes but a considerable distance and woodland planting would still remain. Development would cause Leighton Buzzard to coalesce with Heath and Reach though.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel has a degree of separation from both the settlement and the wider countryside, but Oak Bank School and its grounds have a stronger relationship with the settlement edge.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Land Parcel Ref: LL5

Parcel Type: Parcel

Area (ha) 47.6

Notes:

The parcel forms a minor element in the historic setting of Leighton Linlade.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

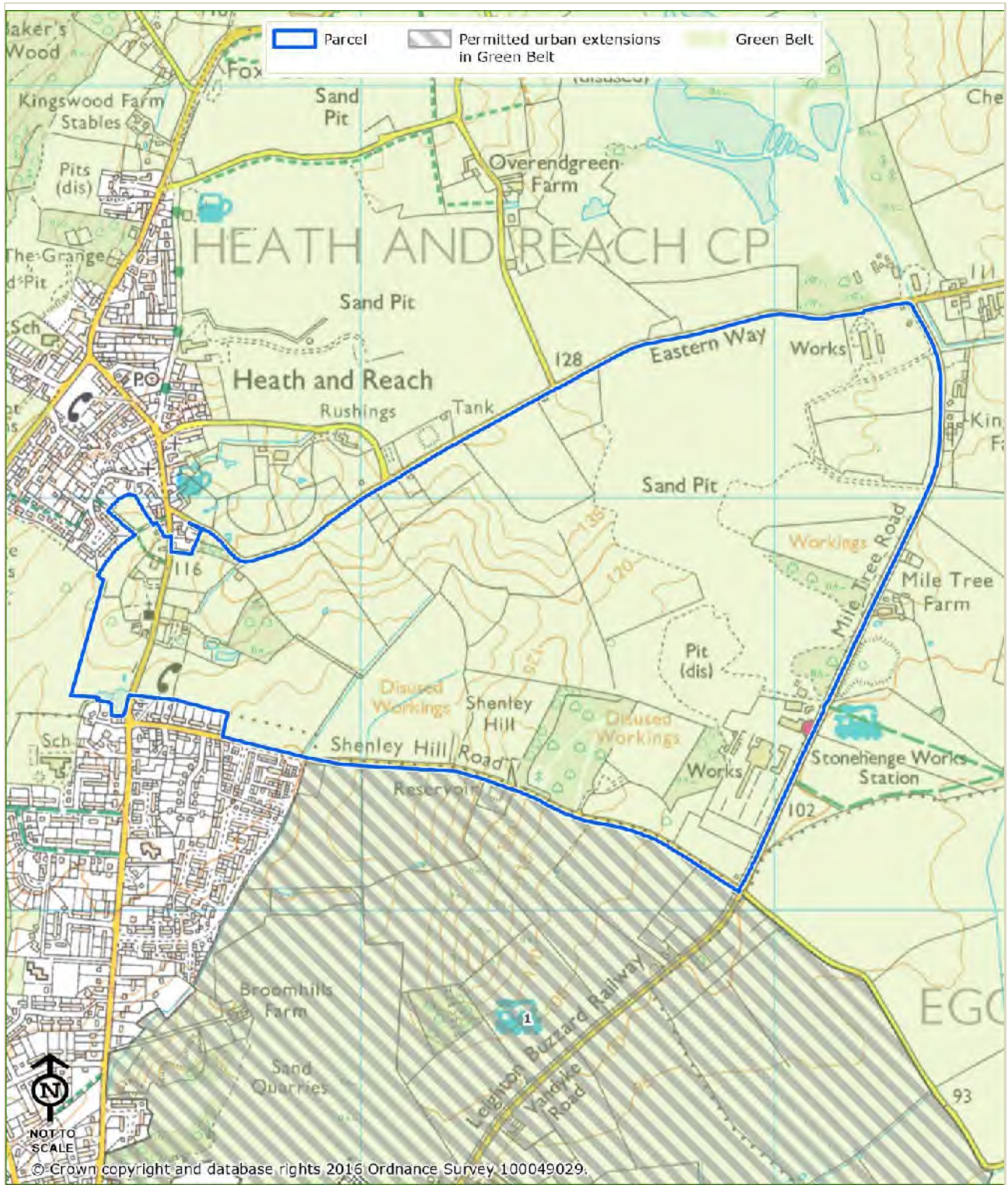
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL6

Parcel Type: Parcel

Area (ha)

164.3



Land Parcel Ref: LL6

Parcel Type: Parcel

Area (ha) 164.3

Parcel description

The parcel comprises a patchwork of arable and pasture fields with current and disused sand pit workings covering a large area. Small blocks of woodland and thick tree belts are also interspersed throughout the parcel. Buildings include the Stonehenge Works, part of the Leighton Buzzard railway depot and museum, and a number of properties and farmsteads including Evans Yard situated along Leighton Road. Leighton Road also dissects the western area of the parcel and connects the north of Leighton Buzzard to the south of Heath and Reach.

Minor roads lined with mature tree belts delineate most of the parcel with Eastern Way to the north, Mile Tree Road and Leighton Buzzard Railway to the east, and Shenley Hill Road to the south. Further agricultural fields and mineral workings are located beyond the parcel to the north and east. The western edge roughly follows a tree belt marking the extent of Leighton Buzzard Golf Club beyond. An approved application (CB/11/02827/OUT) for a large urban extension means that the settlement edge of Leighton Buzzard will neighbour the parcel to the south.

The highways forming the boundaries act as a separating feature although there is already some development north of Shenley Road. The parcel demonstrates a stronger relationship with the inset settlement to south of Heath and Reach where the field to the north of Evans Yard is contained by development. The sloping land through the centre of the parcel means that the eastern portion is separate from settlement.

The parcel adjoins the northern edge of Leighton Buzzard and allows for views to the hills beyond.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area of Leighton Buzzard but has some separation from it and relates strongly to the wider countryside. Development would lead to the loss of separation from Heath and Reach which would increase the sense of sprawl. Small areas adjacent to Heath and Reach are more contained by development and would make a weaker contribution.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development of this parcel would result in a moderate narrowing of the physical gap between Leighton Buzzard and neighbouring towns but a considerable distance would still remain. Development would however cause Leighton Buzzard to coalesce with Heath and Reach.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside although the area around Leighton Road makes a weaker contribution.

Land Parcel Ref: LL6

Parcel Type: Parcel

Area (ha) 164.3

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Moderate contribution

Notes:

The parcel's openness contributes to the relationship between the settlement and key characteristics identified as contributing to the historic setting. Development would only have a moderate impact on the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

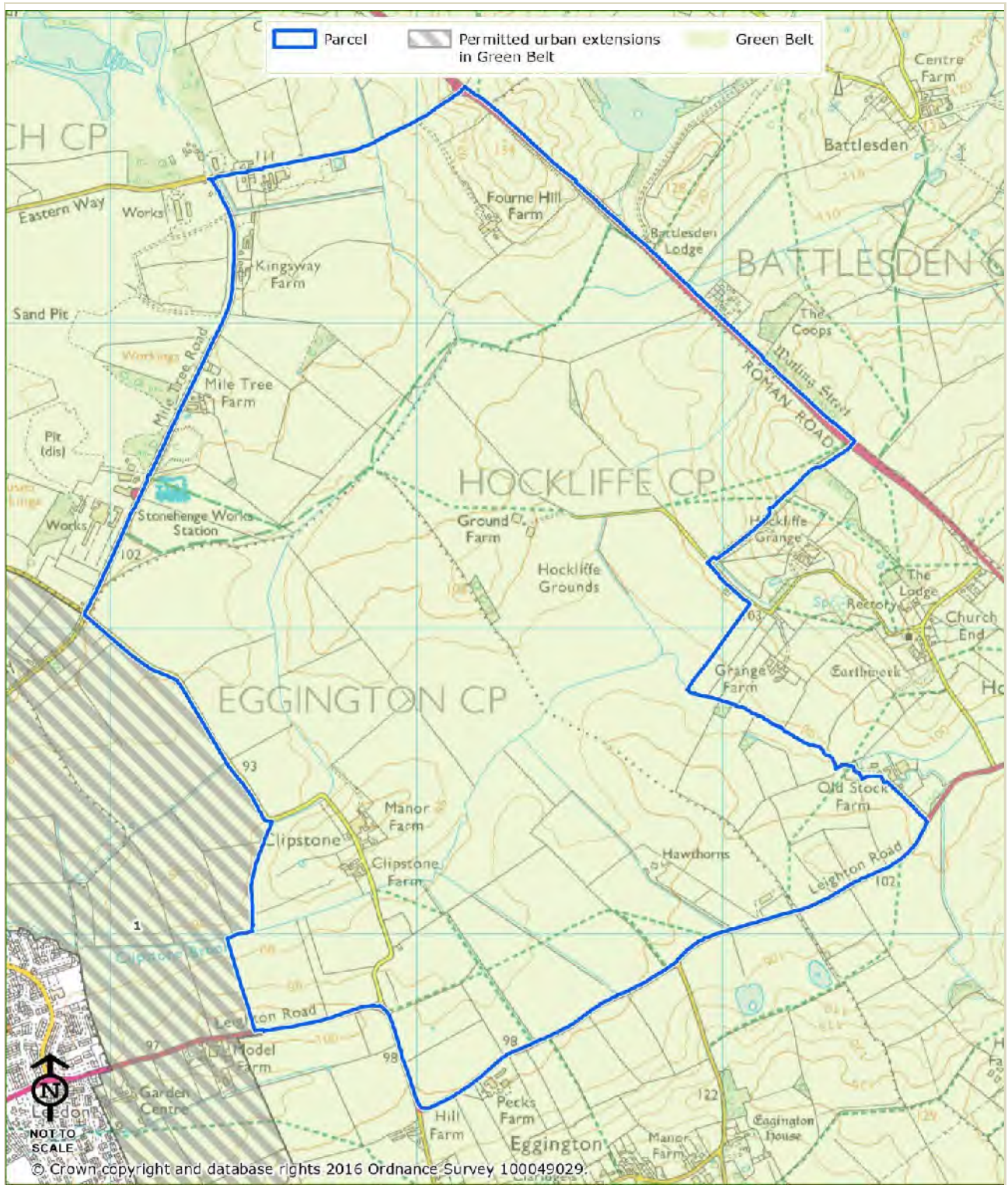
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL7

Parcel Type: Parcel

Area (ha)

524.1



Land Parcel Ref: LL7

Parcel Type: Parcel

Area (ha) 524.1

Parcel description

This parcel covers an expanse of relatively open pasture and arable fields with intermittent trees delineating the remnant field pattern. Small areas of woodland are also situated in the northern and southern areas whilst a number of minor watercourses bisect the parcel including Clipstone Brook which flows through the parcel from east to west. Existing development is limited to several farmsteads concentrated around the inside of the perimeter.

The northern boundary is formed of the Eastern Way before it meets the A5 running along much of the eastern edge. Tree belts forming field boundaries around Hockliffe make up the remainder of the eastern boundary.

The A4012 runs along the southern edge whilst the western extent is marked by a private access road and further tree belts forming field boundaries. Agricultural fields continue beyond the parcel to the north, east, south and much of the west. An approved application (CB/11/02827/OUT) for a large urban extension means that the settlement edge of Leighton Buzzard will adjoin the parcel in the west.

The main roads running along much of the perimeter are relatively open and together with the undulations in landform create a sense of openness from within the parcel. Additionally, the farmsteads are fairly spaced within a predominantly agricultural landscape which provides a strong rural character.

The openness of the parcel allows for views to the clay hills around Hockliffe, which form part of the wider historic setting of Leighton Buzzard.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

Once the approved application is constructed, the parcel will be adjacent to the large built-up area of Leighton Buzzard but has some separation from it and relates strongly to the wider countryside. Development would represent significant expansion of the large built-up area.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate contribution

Notes:

Although a considerable distance would still remain, development would be discernible from the A5 and would be perceived as a significant narrowing of the gap between Leighton Buzzard and Houghton Regis and Dunstable.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: LL7

Parcel Type: Parcel

Area (ha) 524.1

Rating: Moderate contribution

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting, but development would have only a moderate impact on historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

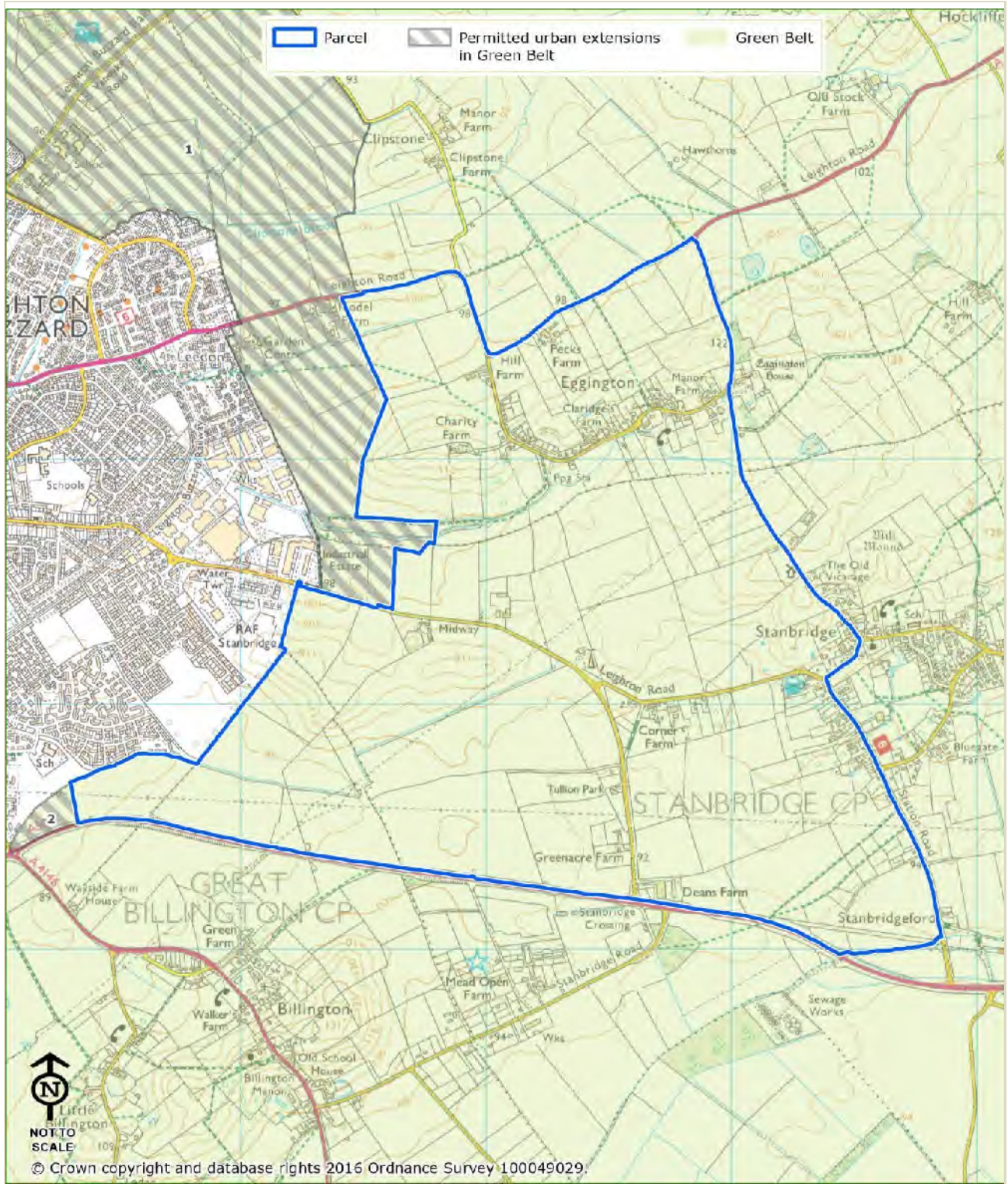
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL8

Parcel Type: Parcel

Area (ha)

518.1



Land Parcel Ref: LL8

Parcel Type: Parcel

Area (ha) 518.1

Parcel description

This parcel consists almost entirely of arable and pasture fields delineated by hedgerows and traversed by a few minor roads. A few small hills with a number of hilltop farmsteads are located adjacent to the settlement edge. Rectilinear blocks of woodland are also located around the small village of Eggington in the northern area of the parcel. Existing development is concentrated around Eggington in the north and Stanbridge in the east, and comprises residential properties and farmsteads orientated along roads.

The A4012 runs between Leighton Buzzard and Hockliffe, and forms the northern edge. Mill Road leads from the A4012 into Stanbridge where it joins with Tilsworth Road and Station Road to form the eastern edge. Station Road extends down the A505 which runs along the southern perimeter whilst the settlement edge of Leighton Buzzard marks the western limit. This includes an approved large urban extension to Leighton Buzzard (Application No. CB/11/02827/OUT).

Most of the development within the settlement is set back from the parcel with tree belts delineating the boundary. This limits its urbanising influence and the relationship between the parcel and settlement. The parcel also has a degree of separation from the wider countryside due to the well treed A505 in the south and the treed settlement edge of Stanbridge in the east. However, the parcel has a strong relationship with the agricultural landscape and the hilly topography creates a sense of openness and a clear distinction from the edge of the approved development. The hills contribute to the historic setting of Leighton Buzzard.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the built-up area of Leighton Buzzard but has some separation from it and relates more strongly to the wider countryside. Development would represent considerable expansion of the built-up area into countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate contribution

Notes:

Development of this parcel would result in significant narrowing of the gap but a considerable distance would still remain between neighbouring towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates more strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively strong contribution

Land Parcel Ref: LL8

Parcel Type: Parcel

Area (ha) 518.1

Notes:

The parcel's openness contributes to the relationship between the settlement and key characteristics identified as contributing to the historic setting of Leighton Buzzard. Development would detract from the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

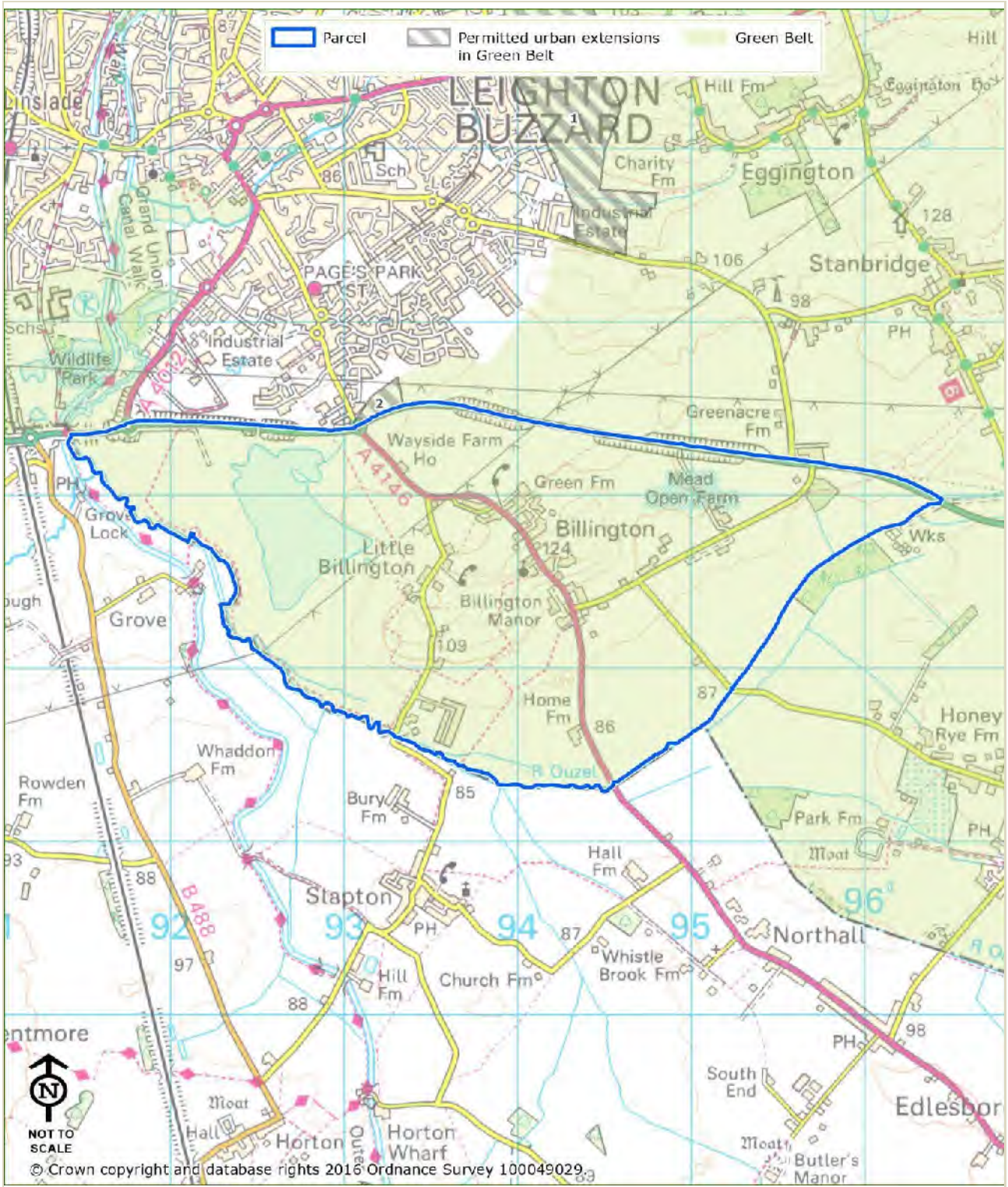
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL9

Parcel Type: Parcel

Area (ha)

643.3



Land Parcel Ref: LL9

Parcel Type: Parcel

Area (ha) 643.3

Parcel description

This parcel contains a geometric pattern of arable and pasture fields, largely defined by hedgerows and hedgerow trees. A large waterbody associated with the extraction of sand occupies a large area in the west. Existing development is concentrated around the village of Billington on a prominent hill in the centre of the parcel though a small number of caravan parks are situated towards the perimeter. The A4146 bisects the parcel and runs through Billington with a few other more minor roads intersecting the parcel and converging in the centre.

The A505 combines with the A4146 to form the northern boundary whilst the River Ouzel wraps around the western, southern and eastern boundary. Tree buffer planting lines much of the A505 and A4146 with limited tree belts and free standing trees sporadically located along the banks of the river. Agricultural fields continue to the west, south, east and much of the north.

Development within the settlement edge of Leighton Buzzard is set back from the parcel and mostly screened from the road by roadside planting. This provides a relatively strong separation from the settlement and the lack of vegetation along the Ouzel means that the parcel relates more strongly to the wider countryside.

The River Ouzell and Grand Union Canal flow along the southern boundary whilst the Billington Clay Hills rise out the vale in the centre of the parcel. These features are recognised as contributing to the historic setting of Leighton Buzzard.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area of Leighton Buzzard but has some separation from it and relates strongly to the wider countryside. Development would represent significant expansion of the built-up area into the countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Moderate contribution

Notes:

Development of this parcel would result in significant narrowing of the gap but a considerable distance would still remain between neighbouring towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel relates more strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively strong contribution

Land Parcel Ref: LL9

Parcel Type: Parcel

Area (ha) 643.3

Notes:

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting – development would detract from the town's historic character

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

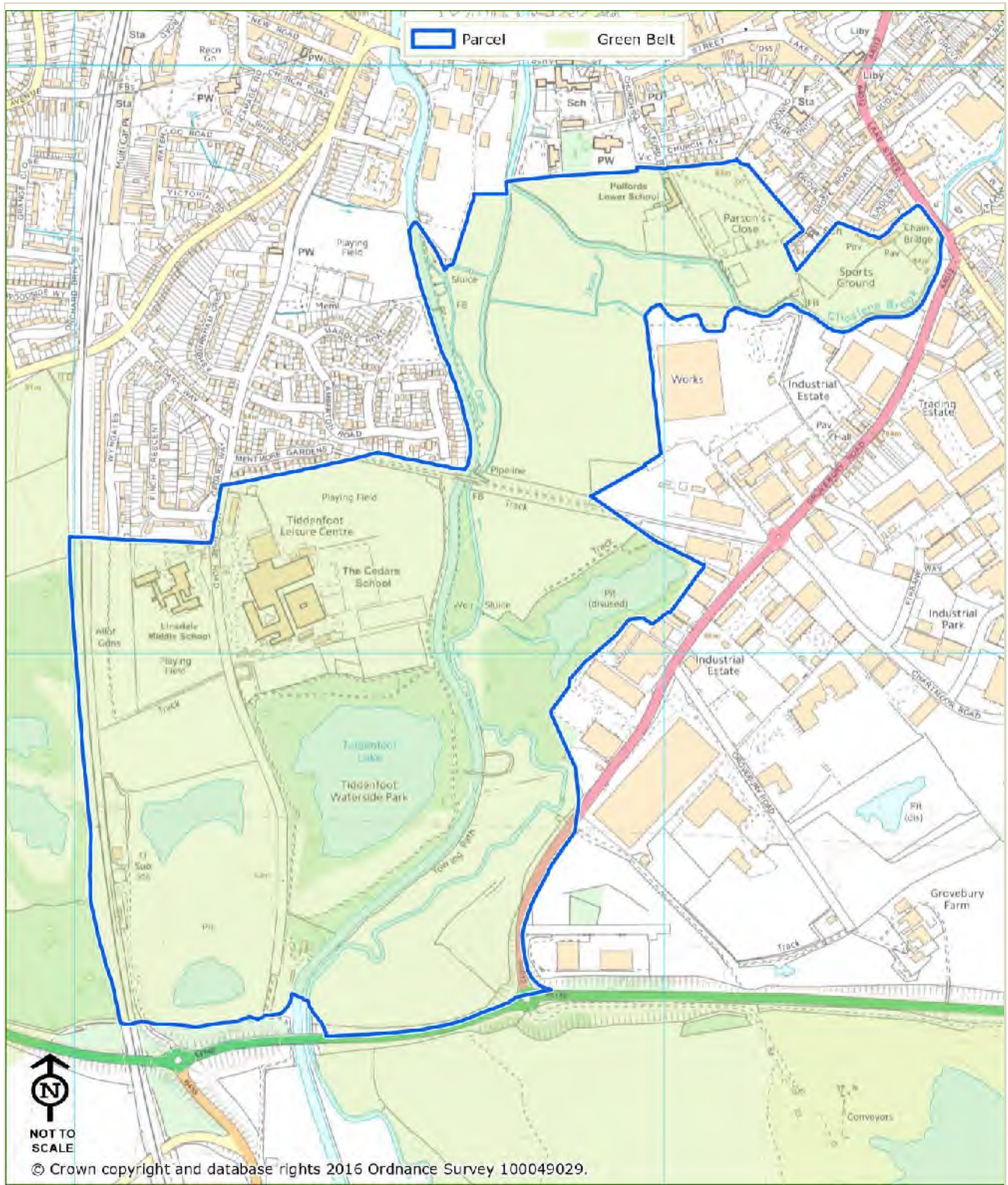
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL10

Parcel Type: Parcel

Area (ha)

103.2



Land Parcel Ref: LL10

Parcel Type: Parcel

Area (ha) 103.2

Parcel description

This parcel comprises a mix of pasture, recreational fields and disused mineral extraction pits as well as a number of schools. The River Ouzel and Grand Union Canal bisect the parcel from south to north with Clipstone Brook flowing from east to west and adjoining the river in the north. Tiddenfoot Lake and a number of waterbodies within disused pits are also located in the southern area and are well contained by woodland planting. A number of school buildings and leisure facilities are interspersed throughout the parcel including Tiddenfoot Leisure Centre in the centre of the parcel.

A relatively well-treed railway and electricity infrastructure run along the western edge with further woodland situated beyond. The A4146 marks the southern boundary with a belt of trees and small woodland covering the banks and land adjacent. The A4012 adjoins the A4146 in the south before it leads into an industrial estate on the southern edge of Leighton Buzzard. The road and warehousing form the eastern boundary. The settlement edge continues around to the north where it contains much of the parcel.

The parcel is very contained by development although it has some strong boundaries to preserve separation. The canal and river are key features, and provide some connectivity with the wider countryside despite separation by A roads in the south.

The River Ouzel and Grand Union Canal flow through the parcel and the adjacent meadows are recognised as important to the historic setting of Leighton Buzzard and Linslade, with particular reference to All Saints Church.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Relatively weak contribution

Notes:

The parcel is adjacent to the large built-up area and has a degree of separation from both the settlement and the wider countryside.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development of this parcel would result in little to no perception of the narrowing of the gap between neighbouring towns. The area occupied by Cedars School, and the allotments to the west, are more influenced by development and separated from the river and canal than the rest of the parcel, and so make a weaker contribution.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel has a degree of separation from both the settlement and the wider countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Land Parcel Ref: LL10

Parcel Type: Parcel

Area (ha) 103.2

Rating: Strong contribution

Notes:

The parcel's openness is a key element in the relationship between the settlement and key characteristics identified as contributing to special character or historic setting – development would detract significantly from the town's historic character.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

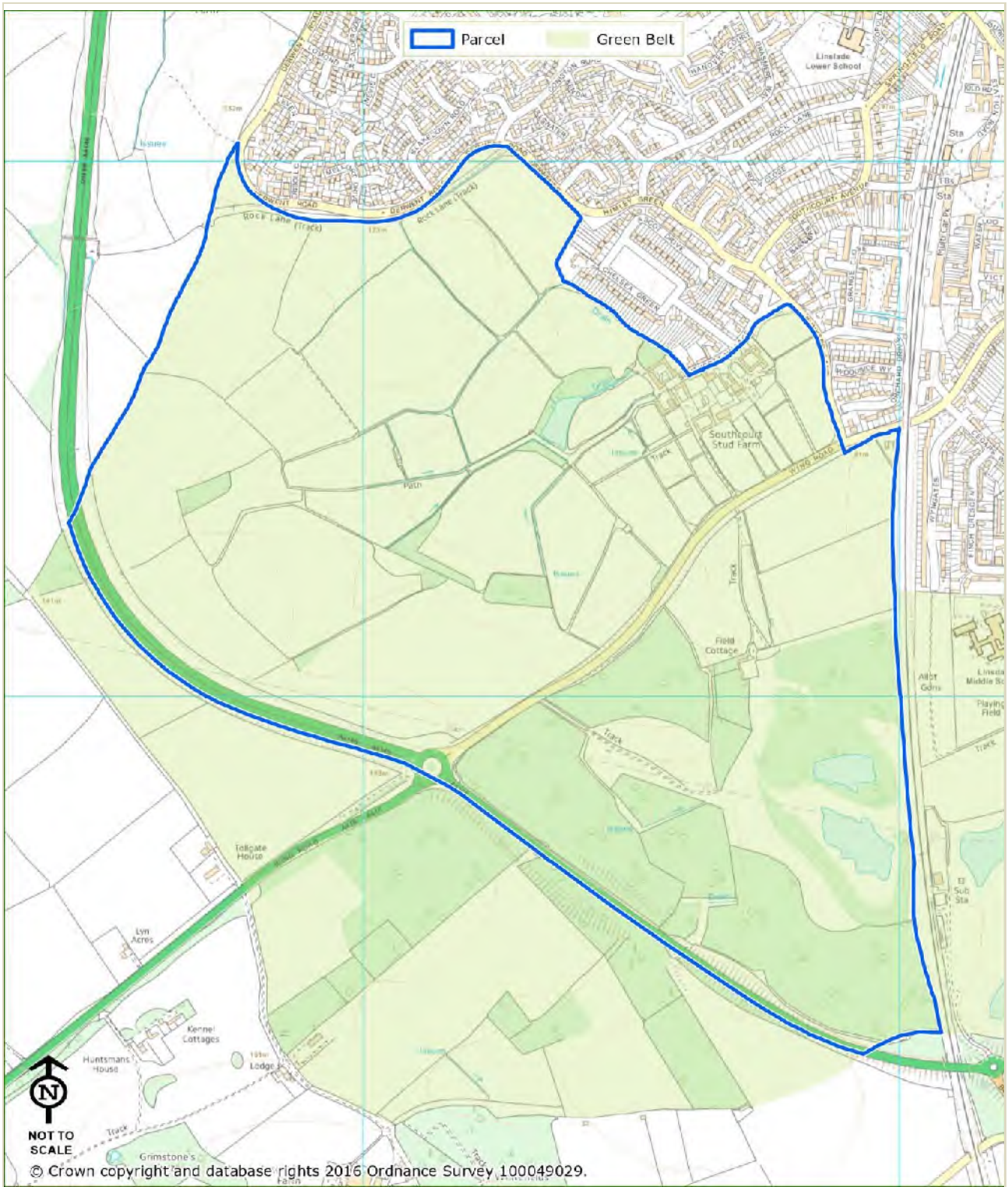
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: LL11

Parcel Type: Parcel

Area (ha)

158.5



Land Parcel Ref: LL11

Parcel Type: Parcel

Area (ha) 158.5

Parcel description

This parcel comprises a pattern of enclosed pasture and open arable fields as well as a large plantation of woodland with the contrasting areas separated by Wings Road. The land slopes up quite strongly from the settlement edge whilst existing development within the parcel is limited to an isolated cottage within the wooded area as well as a farmstead and row of cottages along the inner edge of the northern boundary.

The A4146 forms the southern perimeter in a minor cutting whilst a field boundary marks the western extent along the administrative boundary. Roadside tree belts extend along much of the road and some woodland plantations neighbour the parcel to the south. Arable fields wrap around the rest of the southern edge and continue up to the west. A railway spans the eastern boundary and runs into Leighton Buzzard Station a short distance from the parcel with allotments and a restored pit beyond. The settlement edge of Linslade adjoins the parcel in the north with properties largely set back along residential roads.

The A4146 and adjacent tree planting provide some degree of separation from the countryside although the western edge is largely open creating a relatively strong relationship with the wider countryside. The strong distinction is between enclosed pastures and open arable land, which the A4146 cuts through. Strong settlement edge containment and sloping terrain with lots of treed field edges creates a strong distinction between settlement and countryside across most of the parcel, but the field adjacent to Bunkers Lane to the south of Southcott has a stronger relationship with the settlement.

The parcel is adjacent to Linslade and, as rising ground with some woodland, contributes to the rural backdrop of the town.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Strong contribution

Notes:

The parcel is adjacent to the large built-up area but has some separation from it and relates strongly to the wider countryside. Development would represent significant expansion of the built-up area into the countryside although individual fields close to the settlement edge would make a weaker contribution.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development of this parcel would result in a moderate narrowing of the gap, but a considerable distance would remain between neighbouring towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The pasture fields do not relate strongly to the wider countryside but are a sizeable area of distinctive countryside lacking urbanising development in their own right. The field adjacent to the settlement edge on Bunker Lane, to the south of Southcott, makes a weaker contribution.

Land Parcel Ref: LL11

Parcel Type: Parcel

Area (ha) 158.5

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the setting of Leighton Linlade.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

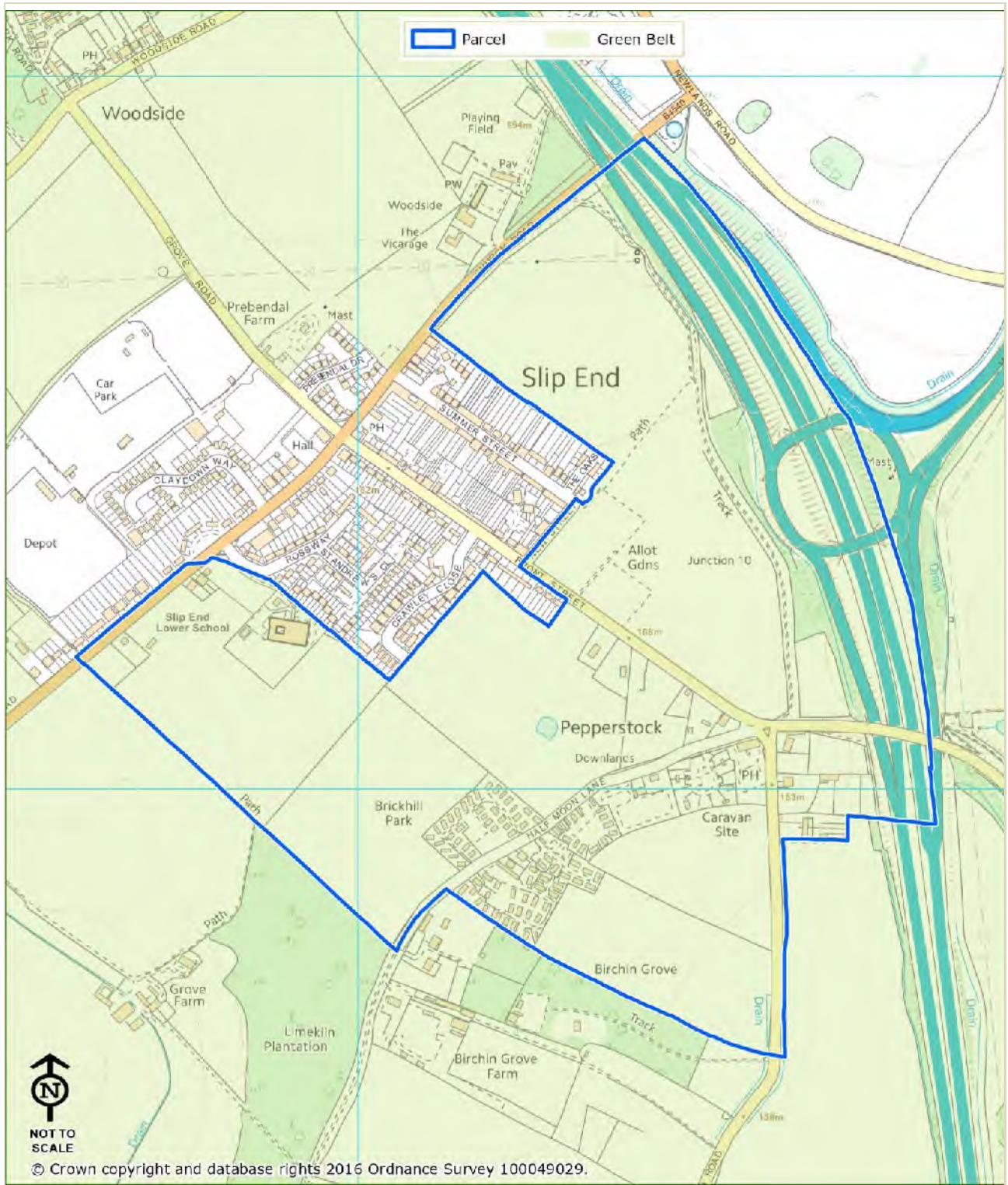
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: SE1

Parcel Type: Parcel

Area (ha)

71.3



Land Parcel Ref: SE1

Parcel Type: Parcel

Area (ha) 71.3

Parcel description

This parcel comprises a band of arable and pasture fields wrapping around much of the eastern and southern edge of Slip End and is bisected by Front Street from east to west. Slip End Lower School and a few residential dwellings are situated adjacent to the built edge in the west and are relatively well contained by tree planting. Away from the inset settlement edge the parcel contains development at Pepperstock, consisting mostly of caravan park homes. Isolated dwellings are contained by mature tree belts along Front Street, and a small warehousing unit is also located along Front Street a short distance to the east of the settlement edge opposite an allotment.

The B4540 Church Road forms the northern edge of the parcel, passing underneath the motorway and through Slip End. A strong hedgerow runs along the inset settlement edge between Church Road and Front Street, but to the south-east there is no separation between the settlement and the parcel. To the south-west, along Markyate Road and Rossway, the inset settlement edges have stronger tree and hedgerow cover. The outer edges of the parcel are defined by the M1 (around Junction 10) to the north and east, a woodland block, Birchin Grove, to the south and a field boundary hedgerow to the south-west. Stockwood Park lies to the north of the motorway, separating the parcel from the large built-up area of Luton. To the south-west the land falls away towards a narrow, steep-sided valley, part of a wider network of valleys which run out from the high chalk ridge to the south of Dunstable.

The motorway forms strong containment to the north and east, but hedgerows provide a reasonably strong visual barrier and there is no built development within the parcel north of Front Street. To the south-east the land located between Slip End and Pepperstock is more contained by development, and so relates less strongly to the wider countryside.

The parcel is too separated from Luton to contribute to its historic setting.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Moderate contribution

Notes:

The parcel has a weak relationship with the settlement of Luton, and development here would still retain a degree of separation from Luton and would relate to Slip End rather than being associated as sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel lies adjacent to Luton and although it is some distance from the nearest town, development would cause the coalescence with the inset village of Slip End.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

Most of the parcel relates more strongly to settlement than the wider countryside, and both Slip End and Pepperstock have an urbanising influence. Land to the south of Pepperstock is more remote from the inset settlement.

Land Parcel Ref: SE1

Parcel Type: Parcel

Area (ha) 71.3

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

Despite the parcel's location close to Luton, the M1 provides considerable separation between the parcel and Stockwood Park to the south of Luton. Stockwood Park is more important in forming the historic setting.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

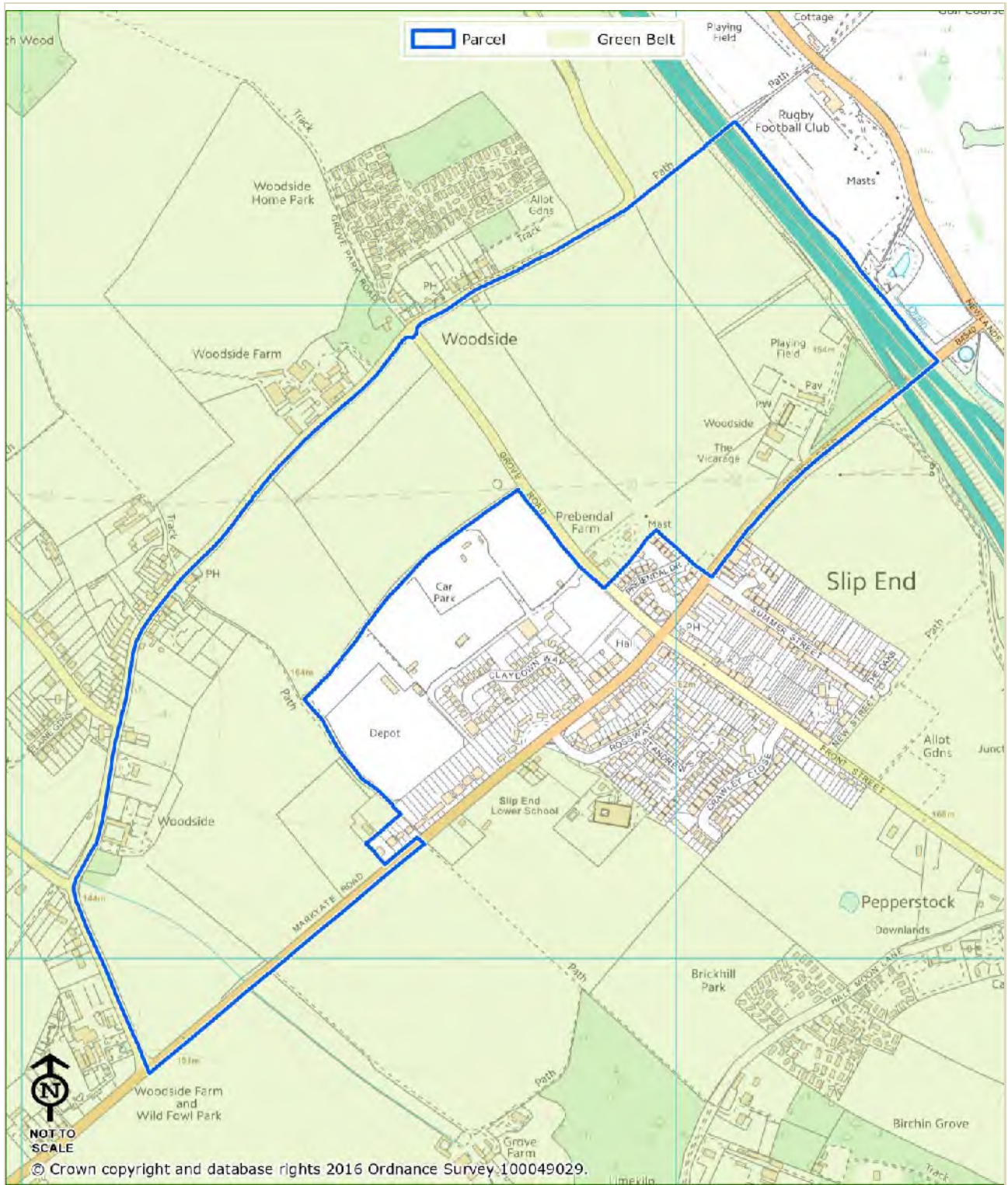
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: SE2

Parcel Type: Parcel

Area (ha)

63.7



Land Parcel Ref: SE2

Parcel Type: Parcel

Area (ha) 63.7

Parcel description

This parcel comprises mostly arable fields to the north and west of Slip End, subdivided by Grove Road. A retirement home, church and recreation ground are located in the north western corner and are relatively well contained by tree planting. Further dwellings and a small business park associated with Lower Woodside are located along the inside of the western boundary, contained by well-treed hedgerows. The parcel is bounded by the B4540 to the south/east, by the M1 to the north-east and by Woodside Road, on which the washed over settlements of Woodside and Lower Woodside are located, to the north/west. The inset settlement edge is largely marked by hedging containing a large airport parking area, but a close of houses, Prebendal Drive, faces onto the parcel to the east of Grove Road and houses along Markyate Road form the inset edge to the south-west. The parcel is located within a broader farmed landscape of mostly arable fields with a number of small washed-over settlements. Stockwood Park lies across the M1, separating the parcel from central Luton, although there is intervisibility between Slip End and the Farley Hill suburb to the north. The parcel has no relationship with the town's historic setting.

Strong boundaries create distinction between Slip End and Lower Woodside, and the land in between them slopes downhill relatively steeply to the south into a valley, part of a wider network of valleys which run out from the high chalk ridge to the south of Dunstable. This strengthens the relationship between this part of the parcel and the wider countryside. Elsewhere there is no significant separation between the arable fields within the parcel and those to the north and west.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Moderate contribution

Notes:

The parcel has a weak relationship with the settlement of Luton, and development here would still retain a degree of separation from Luton and would relate to Slip End rather than being associated as sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel adjoins the settlement edge of Luton although Stockwood Park lies between the parcel and the built-up area. Development of this parcel would result in little or no perception of the narrowing of the gap between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel has a degree of separation from both the settlement and the wider countryside. Topography makes land at the southern end of the parcel more distinct from the inset settlement of Slip End.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Land Parcel Ref: SE2

Parcel Type: Parcel

Area (ha) 63.7

Notes:

The parcel does not form part of the historic setting of Luton.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

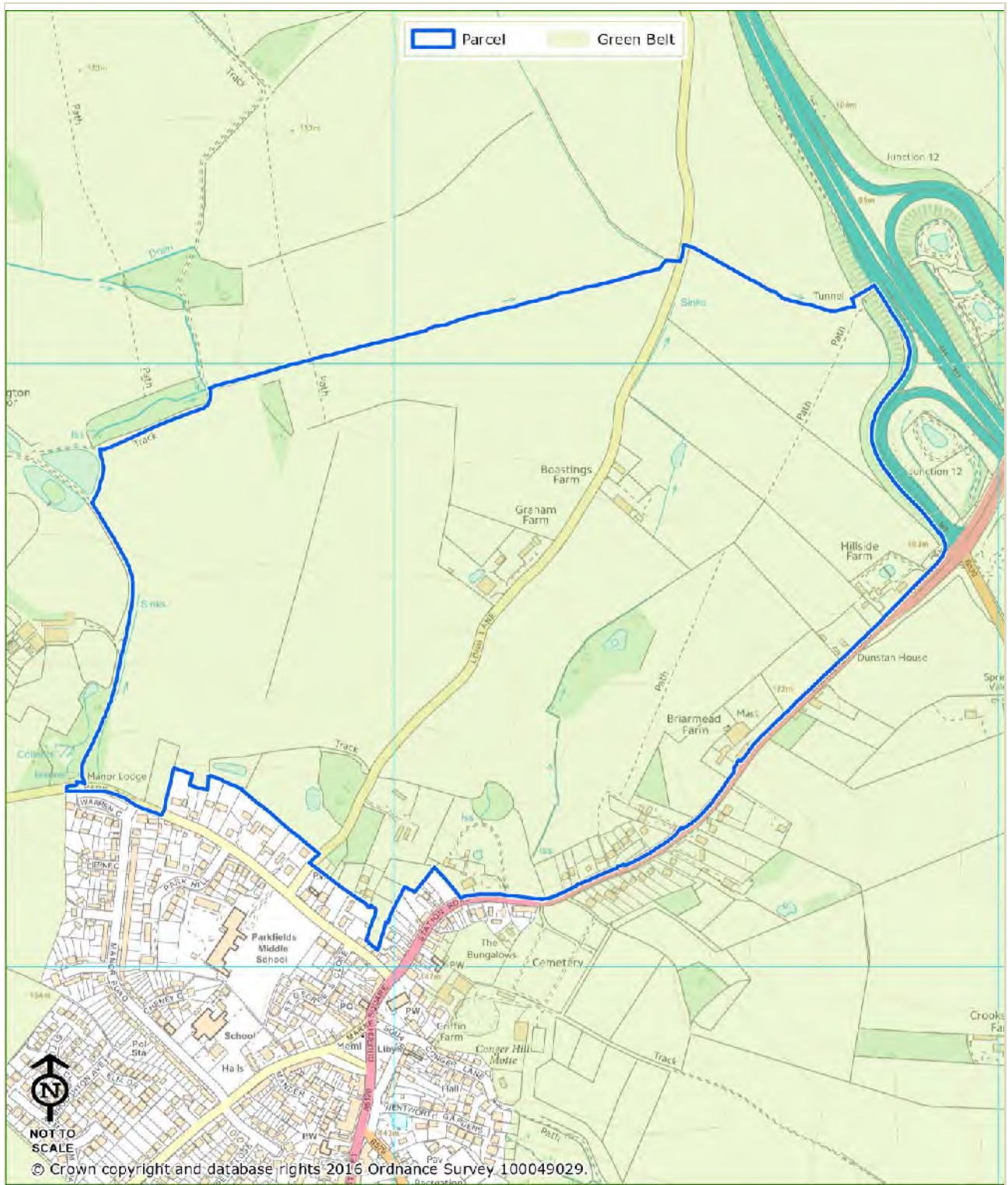
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: T1

Parcel Type: Parcel

Area (ha)

106.4



Land Parcel Ref: T1

Parcel Type: Parcel

Area (ha) 106.4

Parcel description

Mostly arable farmland on land sloping down northwards from the edge of the inset village of Toddington. Fields are large and open, but with several belts of trees to provide some subdivision. On the higher slopes adjacent to the settlement, land associated with dwellings within the inset edge has strong tree cover. There is linear development within the Green Belt to either side of the A5120 Harlington Road, to the north-east of Toddington. Elsewhere within the parcel development is limited to isolated farmsteads.

The parcel is bounded by field edge hedgerows and trees to the west and north, also with a watercourse along the northern edge, and by Harlington Road and Junction 12 of the M1 to the east. It sits in a broader arable landscape, with the well-wooded Toddington Park estate to the west.

The tree cover adjacent to the settlement edge, combined with the change in landform from hilltop to hillside, creates strong separation between the main body of the parcel and Toddington and a strong relationship with the broad valley landscape to the north. The enclosed fields at the settlement edge are separated from the wider countryside but adjacent development within the inset settlement is low in density and well treed, and so does not exert much urbanising influence. The houses within the Green Belt on Harlington Road are separated from the inset settlement by a belt of trees, and are also set in well-treed surrounds.

The parcel forms part of the wide gap between Flitwick and Houghton Regis, but accounts for only a small proportion of it.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not close to a large built-up area.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel is too separated from the nearest towns to make any significant contribution to the settlement gap.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel has strong separation from Toddington and forms part of a wider rural landscape.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of any historic towns.

Land Parcel Ref: T1

Parcel Type: Parcel

Area (ha) 106.4

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

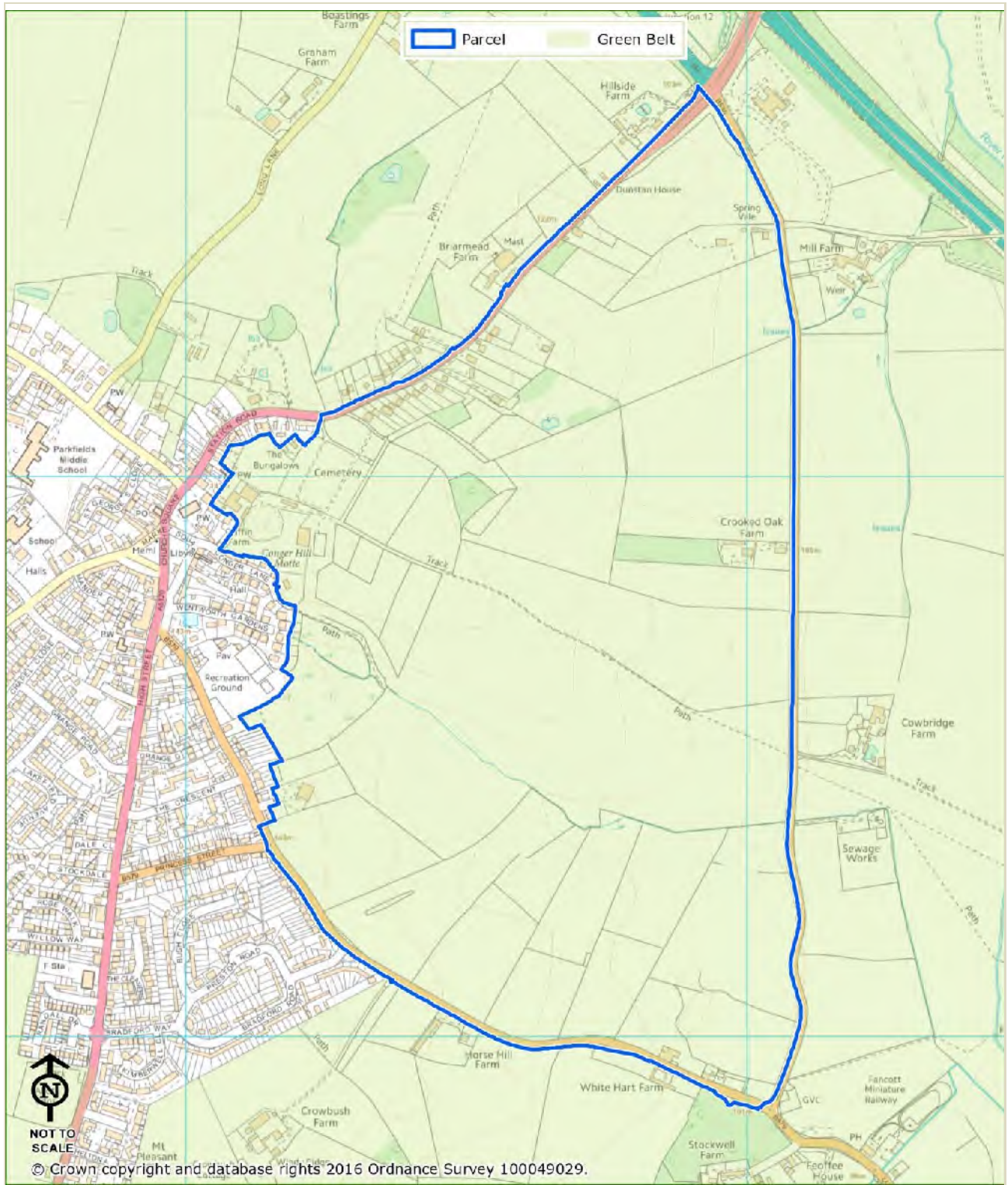
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: T2

Parcel Type: Parcel

Area (ha)

126.1



Land Parcel Ref: T2

Parcel Type: Parcel

Area (ha) 126.1

Parcel description

Farmland sloping down eastwards from the edge of the inset village of Toddington. A steep-sided valley cut into the hillside, with an associated watercourse and a block of woodland at its head, on the settlement edge, is a strong landscape element. Conger Hill Motte, the earthwork of a Norman castle, is a distinctive landmark on the Green Belt edge adjacent to the settlement. A line of houses to either side of the A5120 Harlington Road lies within the Green Belt just beyond the inset edge of Toddington, but elsewhere there are only a few isolated buildings within the parcel.

The A5120 forms the northern boundary of the parcel, the B579 marks the southern edge and the B530 forms the outer, eastern edge at the foot of the hillside. Farmland occupies the land beyond all these edges. The parcel's landform, combined with tree cover along much of the settlement edge and the presence of the Conger Hill Motte, creates strong separation from Toddington and a relationship with the broader valley landscape to the east. The houses outside of the defined settlement along Harlington Road are well contained by tree cover, and separated from the village by a belt of trees.

The parcel forms part of the wide gap between Flitwick and Houghton Regis/Luton, but accounts for only a small proportion of it.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not close to a large built-up area.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not form a significant part of any settlement gaps.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The parcel has strong distinction from the inset settlement and relates well to the wider countryside.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel has no relationship with any historic towns.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

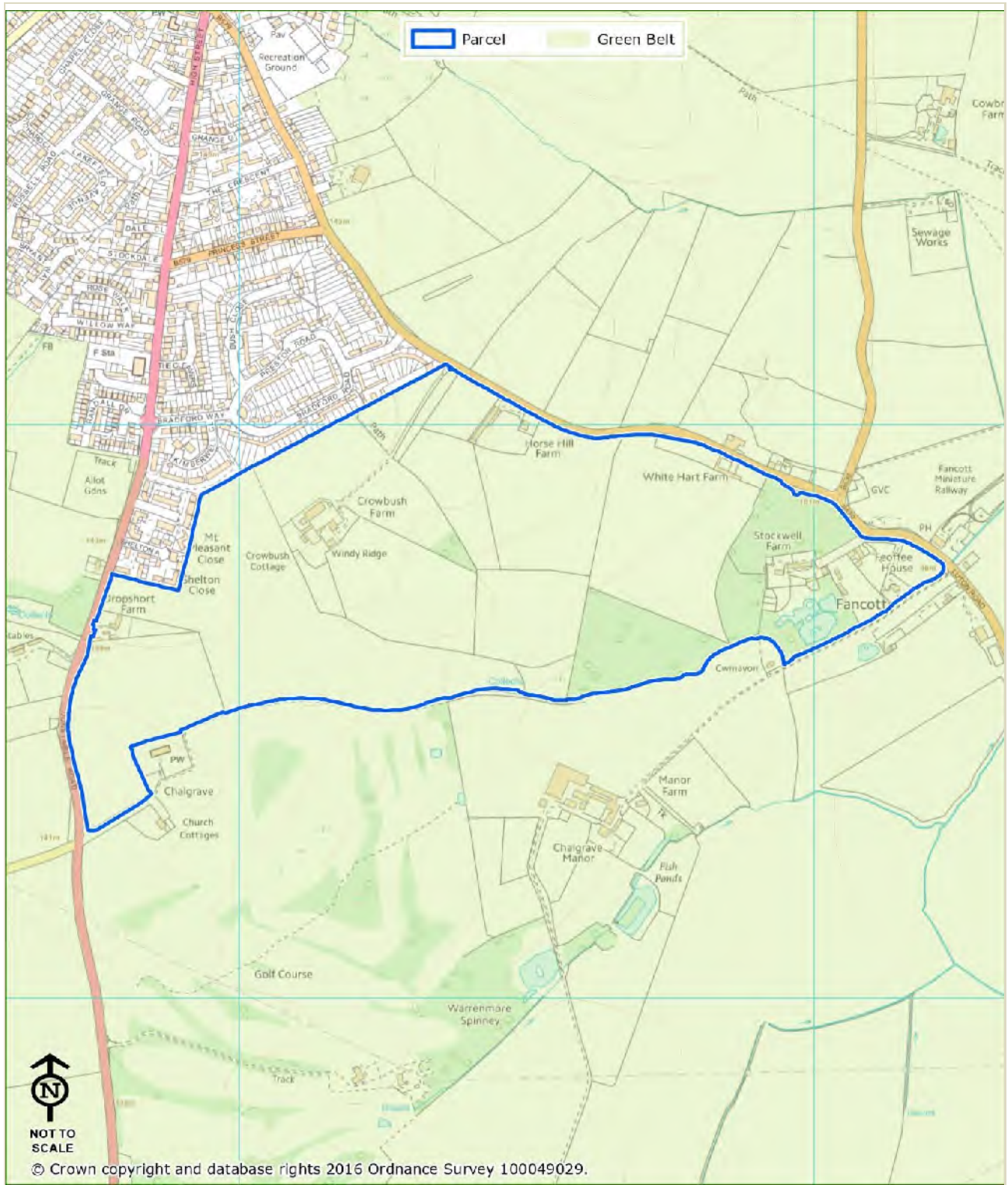
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: T3

Parcel Type: Parcel

Area (ha)

57.9



Land Parcel Ref: T3

Parcel Type: Parcel

Area (ha) 57.9

Parcel description

Farmland on the hill top and south-west facing slopes to the south of Toddington, bounded by the B579 Luton Road to the north-west, hedgerows to the south and the A5120 to the west. A house and farm are located in well-treed surroundings at the foot of the hillside in the eastern corner of the parcel and there are several other isolated farmsteads. The parcel overlooks a wider farmed valley landscape to the east and there is also farmland on the plateau to the west. Chalgrave Manor Golf Club occupies the hillside to the south. The settlement edge has no landscape barrier, so there is urbanising influence on the hill top, but to the south and east of Crowbush Farm the land slopes away and relates more strongly to the wider countryside. The parcel accounts for only a small proportion of the wide gap between Houghton Regis / Luton and Flitwick. The open hillsides to the south of Toddington play a minor role in the wider historic setting of Luton.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

Development here would be associated with Toddington rather than Houghton Regis / Luton. Land closer to the large built-up area plays a strong role in preventing sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel has a negligible role in settlement separation.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

Most of the parcel is on sloping ground which is distinct from the hilltop settlement of Toddington and relates strongly to the wider countryside. The flat ground on the hill top plays a weaker role in this respect, and lacks separation from the settlement edge, but also lacks any containing landscape features.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Relatively weak contribution

Notes:

The parcel forms a minor element in the setting of Luton.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

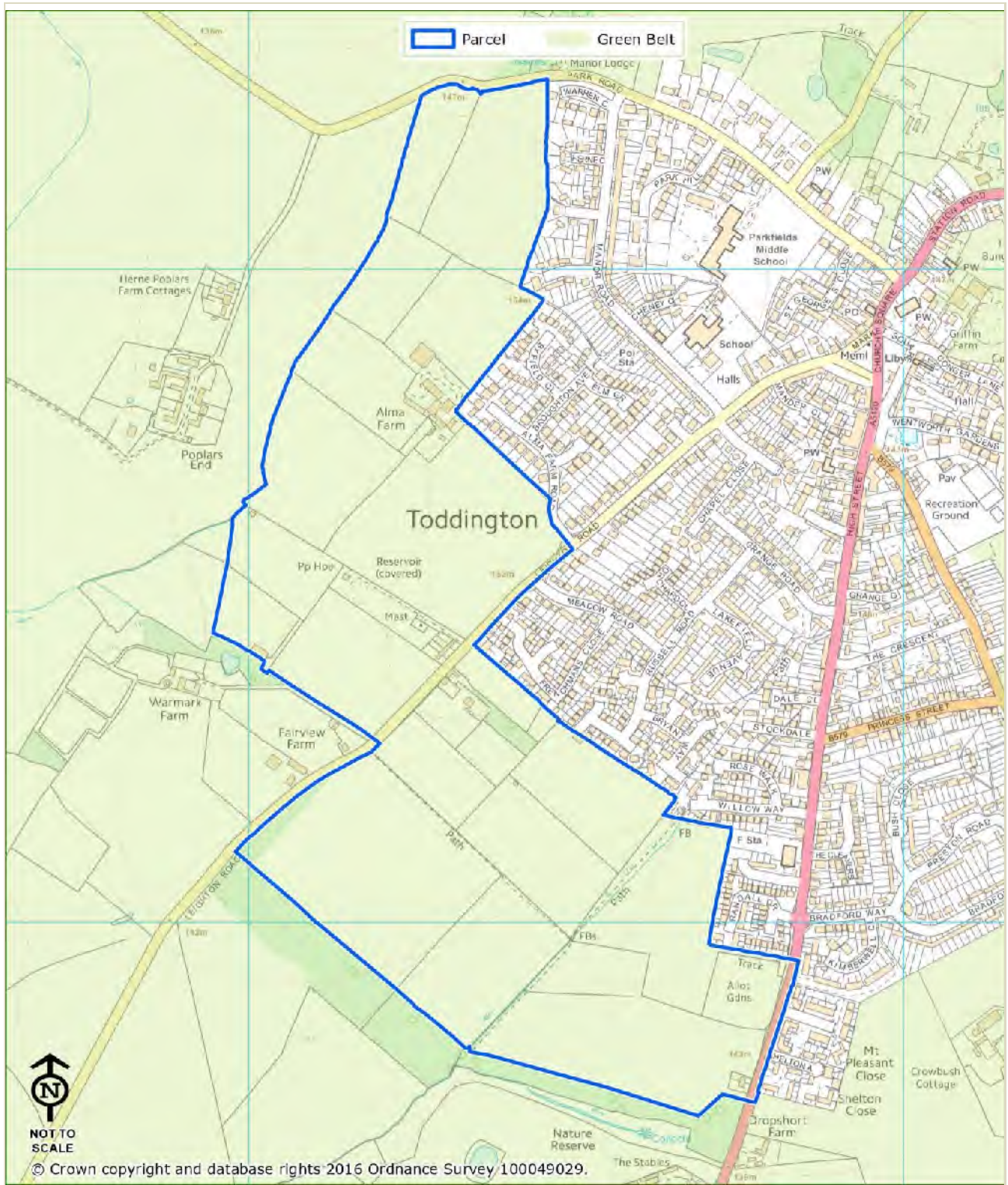
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: T4

Parcel Type: Parcel

Area (ha)

63.5



Land Parcel Ref: T4

Parcel Type: Parcel

Area (ha) 63.5

Parcel description

Pasture fields to the west of the inset village of Toddington. Internal field boundaries are mostly weak, but there are some denser hedgerows and a small copse towards the southern end. A short row of terraced houses on Leighton Road and a farmstead, both close to the inset settlement edge, are the only dwellings in the parcel and do not have a strong urbanising influence.

Park Road marks the northern edge of the parcel and a belt of woodland, the western half of which is immature, marks the southern edge. The parcel abuts a short stretch of the A5120 at the southern edge of the village. Field boundary hedgerows defined the outer western edge. There is little vegetation, other than back garden planting, along the inset settlement edge.

Slopes on the western side of Toddington are more gentle than those to the north and east, and the eastern side of the parcel is relatively flat and consistent with the elevation of the inset settlement, so there is no strong distinction between the village and the parcel. There is no significant physical or visual separation between the fields within the parcel and farmland to the west, but there is a distinct change from smaller pasture fields to larger arable ones.

The western side of Toddington is not juxtaposed between any nearby towns.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

Any development in this area would be associated with Toddington, and not the large, built-up area of Luton / Houghton Regis to the south.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel makes no significant contribution to settlement gaps.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel relates to both the settlement and the wider countryside, but there are fields adjacent to the settlement edge which have a stronger relationship with the former.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form a significant part of the setting of any historic towns.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Land Parcel Ref: T4	Parcel Type: Parcel	Area (ha) 63.5
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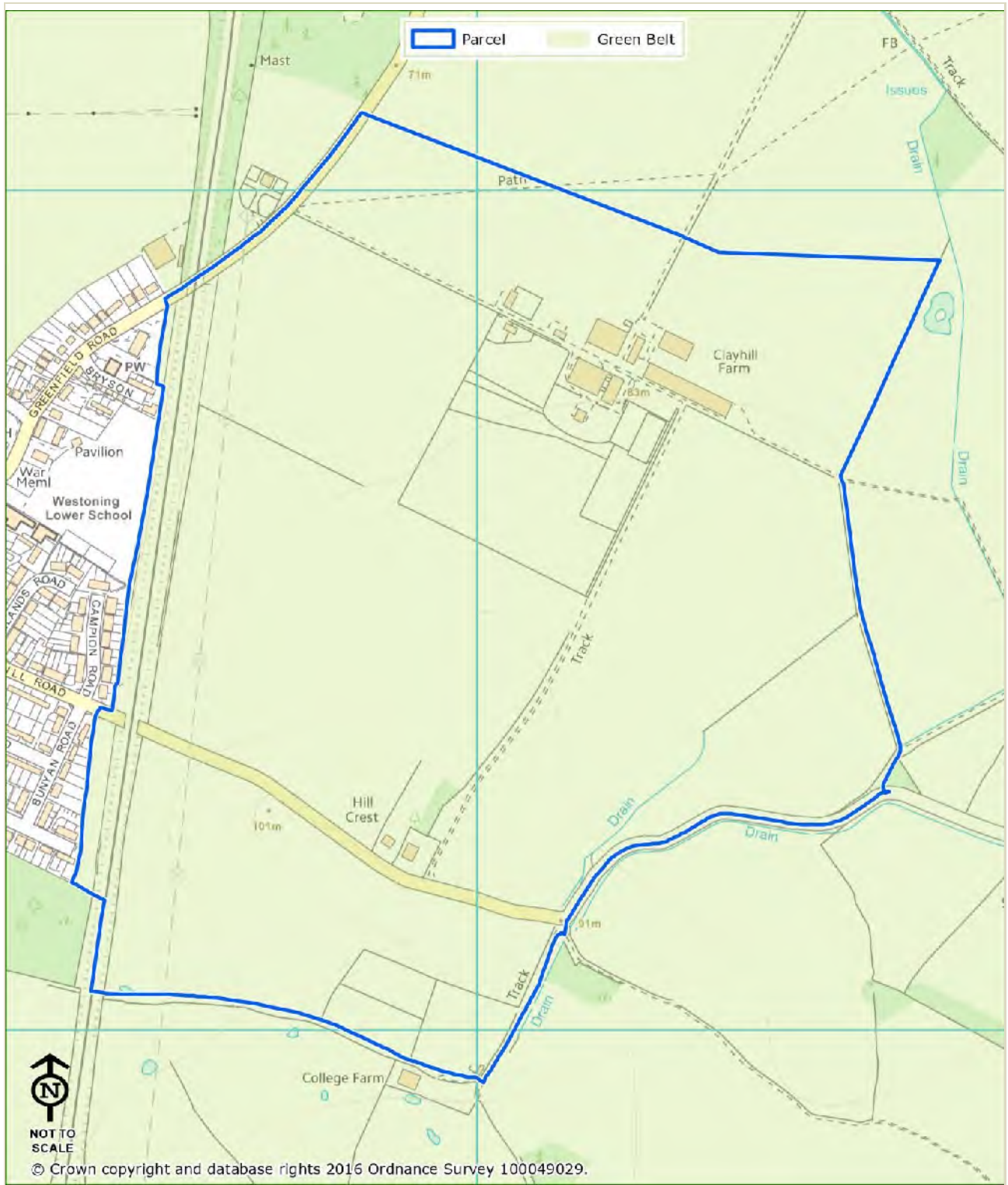
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: WE1

Parcel Type: Parcel

Area (ha)

78.3



Land Parcel Ref: WE1

Parcel Type: Parcel

Area (ha) 78.3

Parcel description

Arable farmland centred on Clayhill Farm, fairly flat in the northern half of the parcel but more steeply sloping to the south, where Sampshill Road crosses a ridge of high ground.

A railway line, with associated bankside vegetation, separates the inset village of Westoning from the parcel. Greenfield Road passes beneath the line and forms the north-western edge of the parcel, and Sampshill Road, a minor road linking only to farms, crosses under it near the southern edge. The outer edges of the parcel are defined by field boundary hedgerows, and by a solar farm to the north.

To the west, south and north of the parcel a broad belt of higher ground creates a degree of containment, but this is nonetheless a sizeable area of farmland strongly separated from Westoning and lacking urbanising influences.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not close to any large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

Development in this area would not reduce any gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The parcel forms part of a wider landscape that is contained by higher ground, but is strongly separated from the inset village of Westoning and has no urbanising elements.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of any historic towns.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

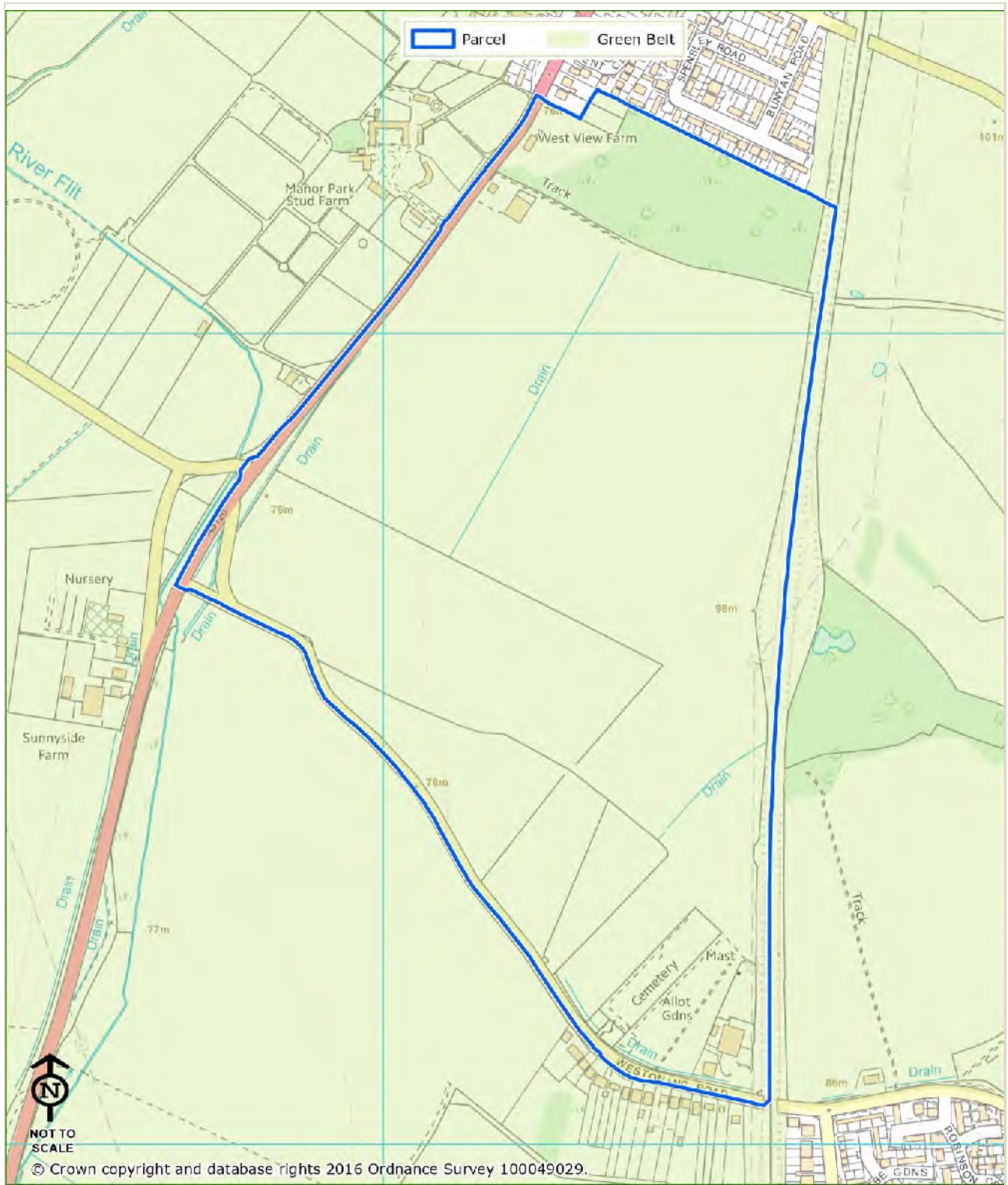
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: WE2

Parcel Type: Parcel

Area (ha)

58.1



Land Parcel Ref: WE2

Parcel Type: Parcel

Area (ha) 58.1

Parcel description

Open farmland to the south of the inset village of Westoning, sloping gently downhill to the A5120 which forms the western edge of the parcel. There are small commercial developments in the north-western and south-eastern corners of the parcel, and also allotments and a garden cemetery adjacent to the latter. The field immediately adjacent to the edge of Westoning has not been farmed for some years and is developing a scrub vegetation.

A railway line with associated tree cover forms the eastern edge of the parcel, and Westoning Road forms the southern boundary, linking the A5120 to the inset village of Harlington, which lies just across the railway line to the east. A short row of dwellings extends out from Harlington under the railway bridge along the south side of Westoning Road, facing the parcel, but the landscape to the south is principally arable farmland. To the west of the A5120 is the parkland landscape of Westoning Manor and Manor Park Stud Farm.

There is no significant separation between the inset settlement and the field at the northern end of the parcel, and a hedgerow separates this field from the larger, arable fields to the south. The railway and A5120 provide strong containment to the east and west respectively.

The parcel occupies most of the gap between Westoning and Harlington, which in turn forms part of the gap between the towns of Luton and Flitwick.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not located close to a large built-up area.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Relatively weak contribution

Notes:

Development would close the gap between Westoning and Harlington, but would still leave significant areas of countryside between the towns of Luton and Flitwick.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

Most of the parcel does not have a strong relationship with Westoning, and relates relatively strongly to the wider countryside, but the field adjacent to the inset settlement is fairly well contained. The limited amount of development at the south-eastern corner of the parcel has a minor urbanising impact.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of an historic town.

Land Parcel Ref: WE2

Parcel Type: Parcel

Area (ha) 58.1

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

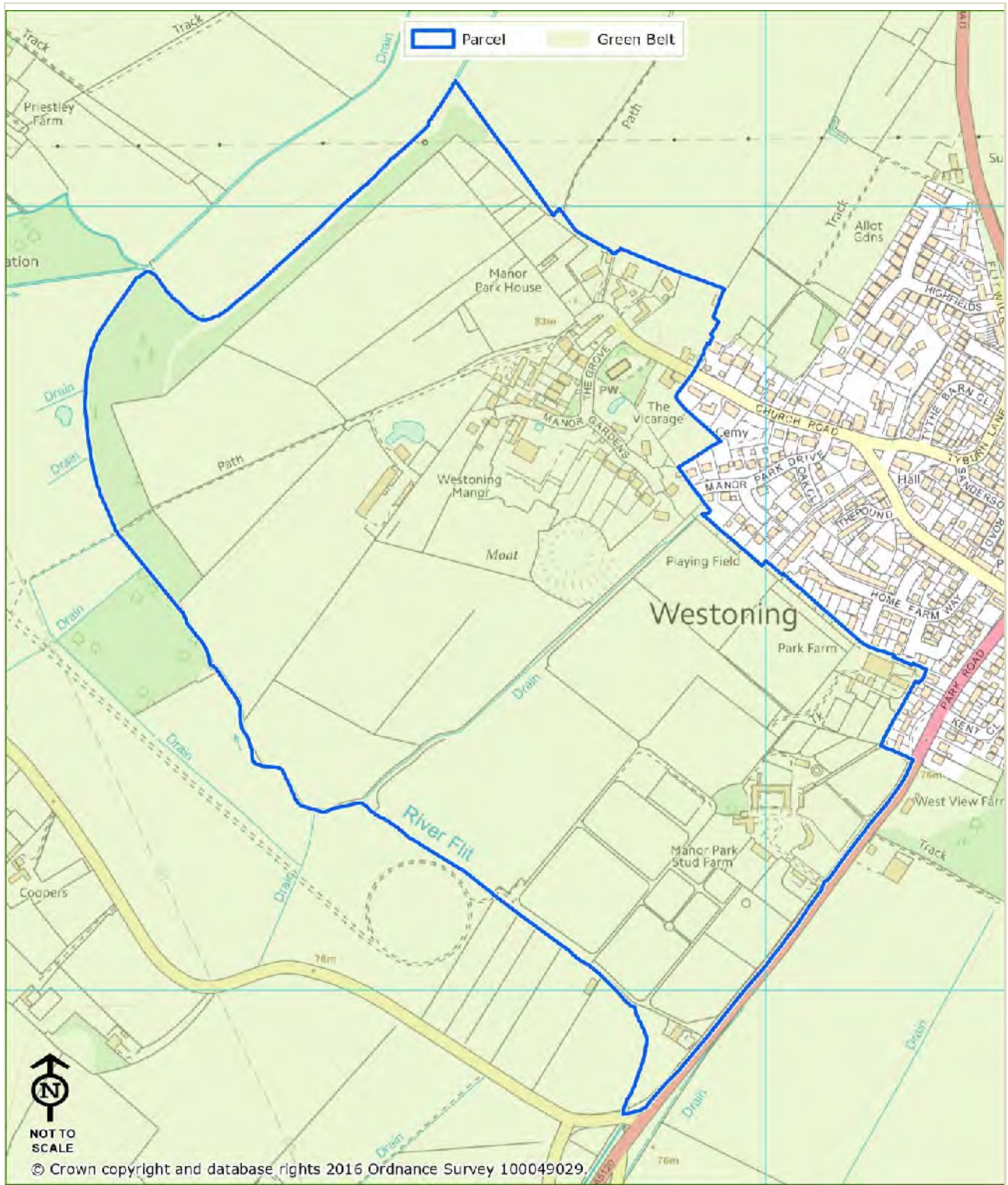
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: WE3

Parcel Type: Parcel

Area (ha)

69.4



Land Parcel Ref: WE3

Parcel Type: Parcel

Area (ha) 69.4

Parcel description

Paddocks around Manor Park Stud Farm and parkland around Westoning Manor. The manor house is subdivided into apartments and houses have been built in the grounds, but extensive mature tree cover creates separation between this area and the inset settlement edge to the east. The south-facing settlement edge, adjacent to grazing land, has no separation from the open land in the parcel. Trees form strong outer edges to the parcel, particularly to the north-west, separating the estate from its mainly arable surroundings. The A5120 forms the eastern edge to the south of Westoning.

The more densely vegetated area around Westoning Manor has a distinctive character and clear separation from the inset settlement, and the low density development in a wooded setting is not significantly urbanising in character. A strong tree line separates this area from the stud farm, where fields have a stronger relationship with the settlement.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Weak/No contribution

Notes:

The parcel is not close to any large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel makes very little contribution to the gap between Luton and Flitwick.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Relatively strong contribution

Notes:

The Manor and its parkland are contained from the wider landscape but have a distinctive character and strong separation from the inset settlement. There is less separation between Westoning and the Stud Farm.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of an historic town.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

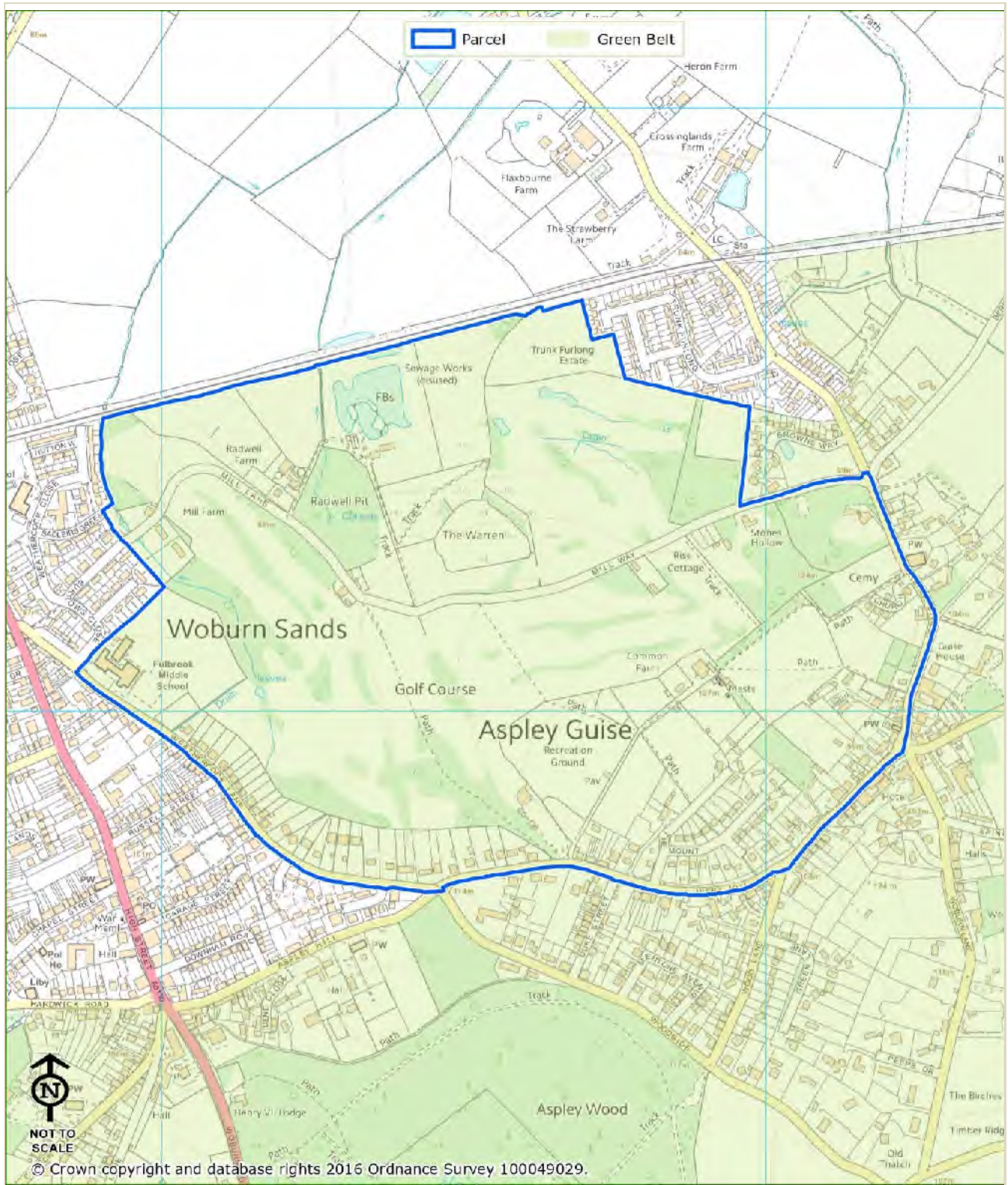
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: WS1

Parcel Type: Parcel

Area (ha)

100.0



Land Parcel Ref: WS1

Parcel Type: Parcel

Area (ha) 100.0

Parcel description

Land at the north-eastern edge of the Green Belt, to the east of the Woburn Sands, sloping up from lower ground to the north and east to a hill top on the edge of the inset village of Aspley Guise. The parcel is mostly occupied by the tree-lined fairways of Aspley Guise and Woburn Sands Golf Club, which forms a visual buffer between the northern ends of the two settlements.

Weathercock Lane forms the Green Belt edge to the south-west, so houses along the northern side of the road lie within the parcel. Houses continue to the east along West Hill and Church Street, so there is no physical separation between Woburn Sands and Aspley Guise, but the size of plots means that housing density is low, and tree cover along the road and between the backs of houses and the golf course limits urbanising impact. A railway line forms the northern edge of the parcel, and also marks the Green Belt's outer limit.

Although contained by built development, urbanising impact is for the most part greatly limited by tree cover, and landform creates additional separation from most of Aspley Guise.

There is little separation between Woburn Sands and Wavendon, and between Wavendon and the large built-up area of Milton Keynes.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Moderate contribution

Notes:

The parcel is not adjacent to the large built-up area of Milton Keynes, but has sufficient connection for development here to have some association with it. There is no Green Belt closer to Milton Keynes to form a barrier. Smaller parts of the parcel can be considered to make a weaker contribution, but land close to the outer Green Belt edge is more likely to be perceived as making a contribution to preventing sprawl.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel is largely enclosed by built development, and so does not contribute to retaining a gap between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Moderate contribution

Notes:

The parcel's terrain and land cover is generally distinct from the inset settlement of Woburn Sands, but it doesn't serve to protect the wider Green Belt, being located on the outer edge. Fulbrook Middle School has a stronger relationship with the inset settlement edge of Woburn Sands, and strong containment from the golf course to the east.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Land Parcel Ref: WS1

Parcel Type: Parcel

Area (ha) 100.0

Notes:

The parcel does not form part of the setting of any historic towns.

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

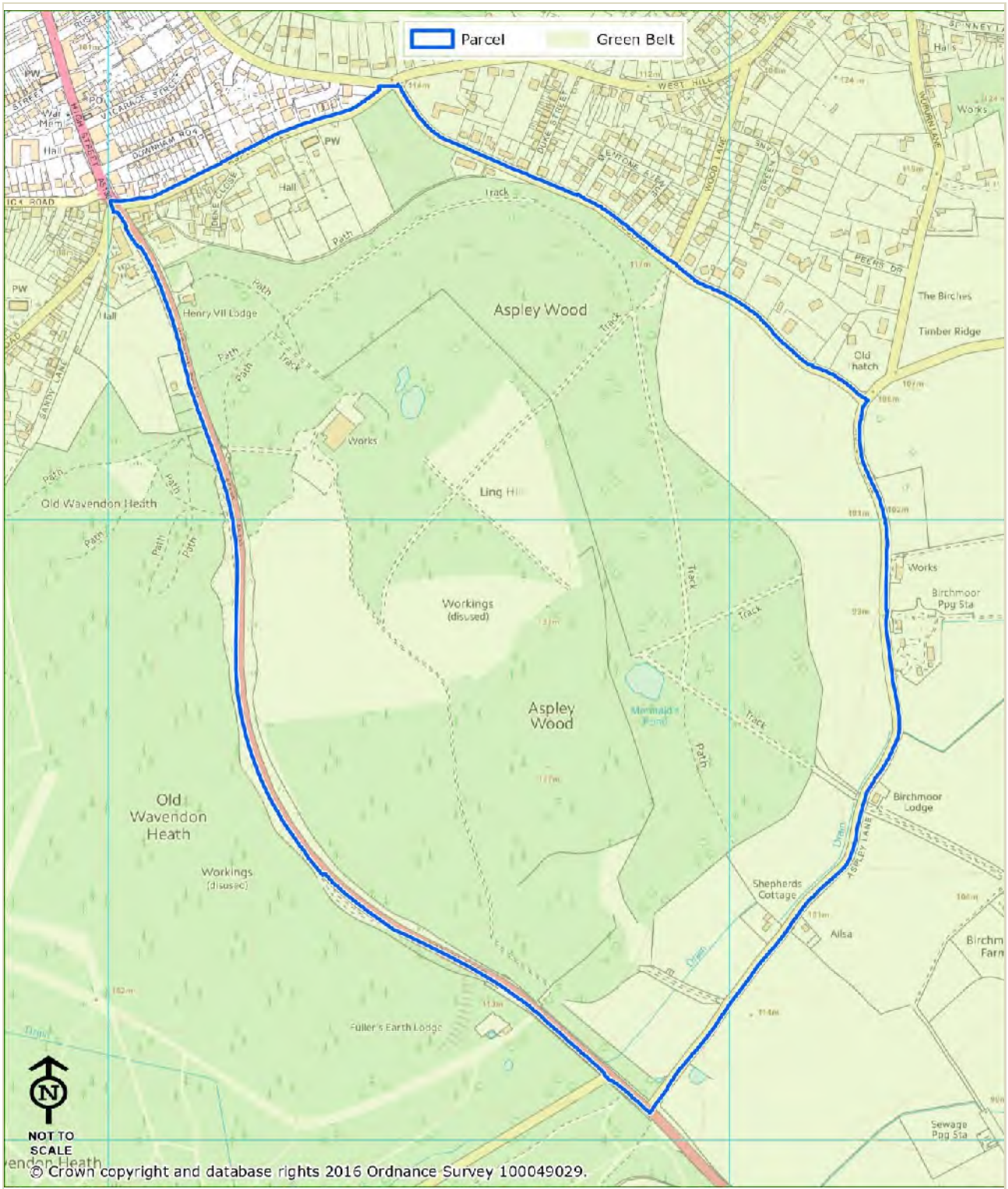
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: WS2

Parcel Type: Parcel

Area (ha)

128.7



Land Parcel Ref: WS2

Parcel Type: Parcel

Area (ha) 128.7

Parcel description

Most of the parcel comprises Ashley Wood, with mature tree cover forming a wide, dense arc around the edge of the non-Green Belt settlement of Woburn Sands and the washed-over village of Aspley Guise, and a disused quarry and recent replanting to the south and west of this. The road Aspley Hill marks the Green Belt boundary, and also the District boundary, on the edge of Woburn Sands. Development of an urbanising nature has extended across into the Green Belt at the north-eastern corner of the parcel, close to the A5130, but density decreases, and tree cover increases, further east along Aspley Hill.

Parcel boundaries are formed by Woodside and Aspley Lane to the east, leaving a belt of open farmland between the roads and Aspley Wood which visually links to more extensive farmland to the east. The A5130 forms the parcel edge to the west and south, but a more extensive area of woodland, Aspley Heath, lies beyond it.

The north-eastern part of the parcel, contained between Woburn Sands and Aspley Wood and already in part developed, has a strong relationship with the settlement and is separated from the wider countryside, but the rest of the parcel is strongly distinct from the urban area.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Moderate contribution

Notes:

Connectivity to Milton Keynes, through Woburn Sands and Wavendon, means that development in this area would have some association with the large built-up area, with no Green Belt to form a barrier. The small part of the parcel to the north of Aspley Wood makes little contribution in this respect.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not form a significant part of any gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

Aspley Wood is strongly distinct from Woburn Sands, and relates strongly to Aspley Heath to the west. Open farmland on the eastern edge of the parcel relates strongly to the wider countryside to the east. The partially-developed area contained between the non-Green Belt settlement and Aspley Wood makes little contribution in this respect.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of any historic towns.

Land Parcel Ref: WS2

Parcel Type: Parcel

Area (ha) 128.7

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

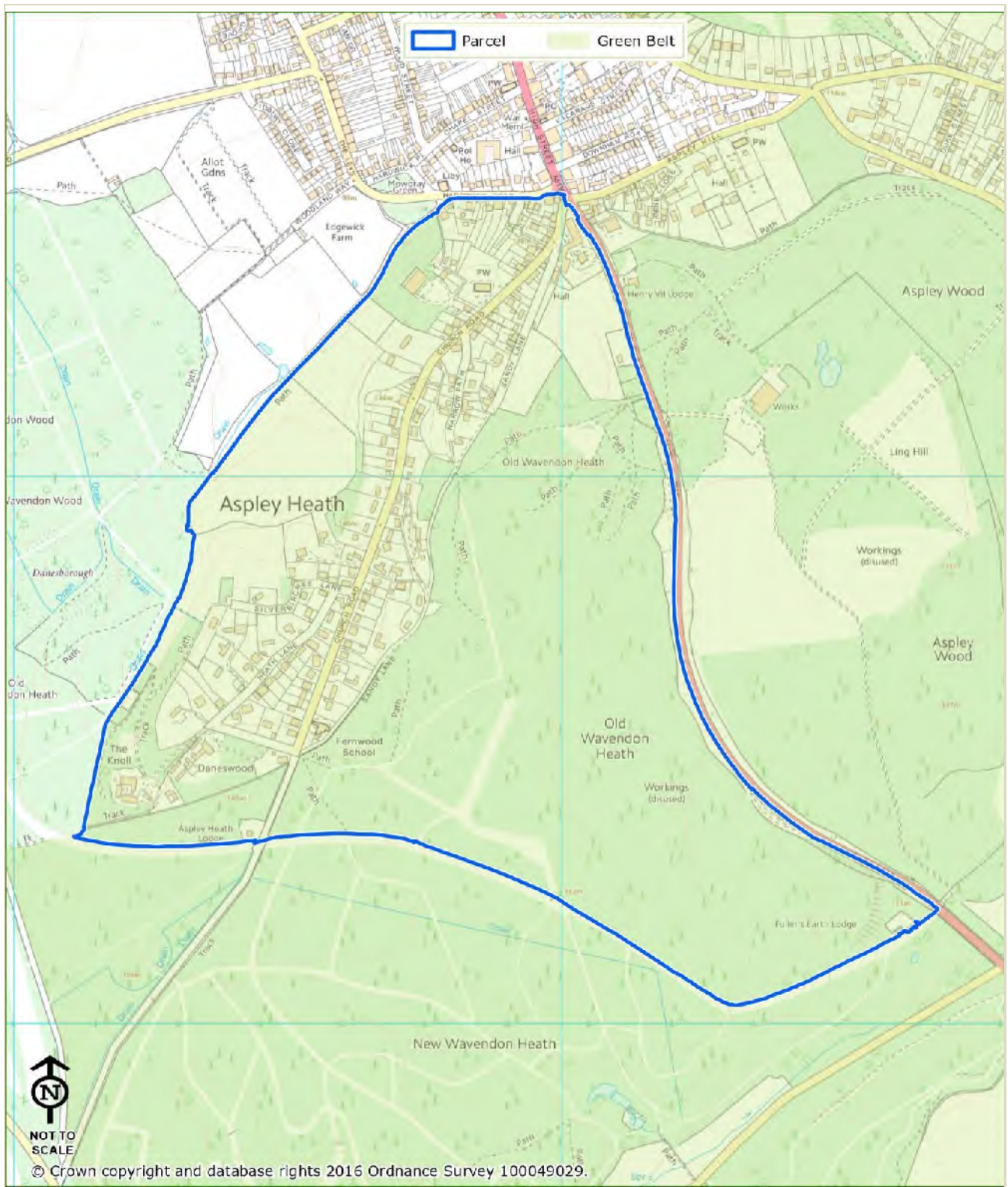
All parcels make an equally significant contribution to this purpose.

Land Parcel Ref: WS3

Parcel Type: Parcel

Area (ha)

111.1



Land Parcel Ref: WS3

Parcel Type: Parcel

Area (ha) 111.1

Parcel description

The parcel comprises the settlement and woodland of Aspley Heath, with dense coniferous woodland in the eastern half and the settlement set within woodland in the western half. There are several pasture fields on the north-western edge of the parcel, and one area of grassland to the north east. The A5130 marks the eastern edge of the parcel, but there is further woodland, Aspley Wood, beyond it, and Aspley Heath woodlands continue to the south and west, forming part of a very extensive wooded heathland landscape. To the north-west an open line of trees forms the parcel, District and Green Belt edge, with pasture fields to both sides of the boundary occupying the space between the heath woodlands and the settlement edge of Woburn Sands.

The woodlands are strongly distinct from the non-Green Belt settlement to the north, and relate strongly to the surrounding wooded heathlands. Containment of the settlement at Ashley Heath by trees makes most of it distinct from Woburn Sands, but there is no significant difference in the nature of built development to either side of the Green Belt edge where Church Road meets the A5130 Woburn Road at the parcel edge.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

Rating: Moderate contribution

Notes:

Connectivity to Milton Keynes, through Woburn Sands and Wavendon, means that development in this area would have some association with the large built-up area, with no Green Belt to form a barrier. The open grassland and developed areas of the parcel to the north of Aspley Wood makes little contribution in this respect.

Purpose 2 - To prevent neighbouring towns merging into one another

Rating: Weak/No contribution

Notes:

The parcel does not form a significant part of any gaps between towns.

Purpose 3 - To assist in the safeguarding of the countryside from encroachment

Rating: Strong contribution

Notes:

The Aspley Heath woodland is strongly distinct from Woburn Sands, and relates strongly to surrounding woodlands. The grassland fields on the north-western edge of the parcel have no distinction from the adjacent fields outside of the Green Belt, and do not serve much function in preventing encroachment into the wider countryside, but their separation from the urban edge means that they come under no urbanising influence. The field to the north-east is also separate from any urbanising settlement edges.

Purpose 4 - To preserve the setting and special character of historic towns

Rating: Weak/No contribution

Notes:

The parcel does not form part of the setting of any historic towns.

Land Parcel Ref: WS3

Parcel Type: Parcel

Area (ha) 111.1

Purpose 5 - To assist in urban regeneration by encouraging the recycling of derelict and other urban land

All parcels make an equally significant contribution to this purpose.
