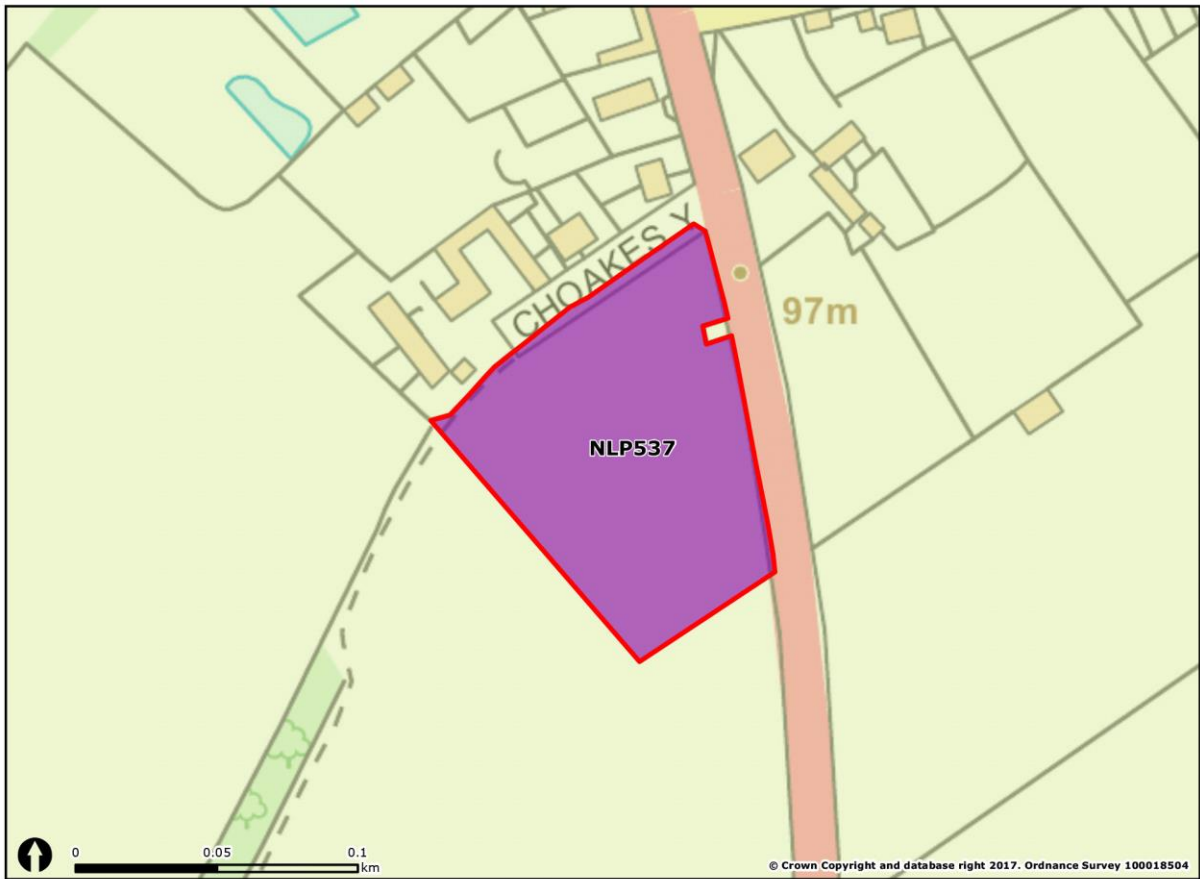


Billington



Committed development Harm rating from release of whole site - High Moderate high Moderate Low moderate Low



Site description

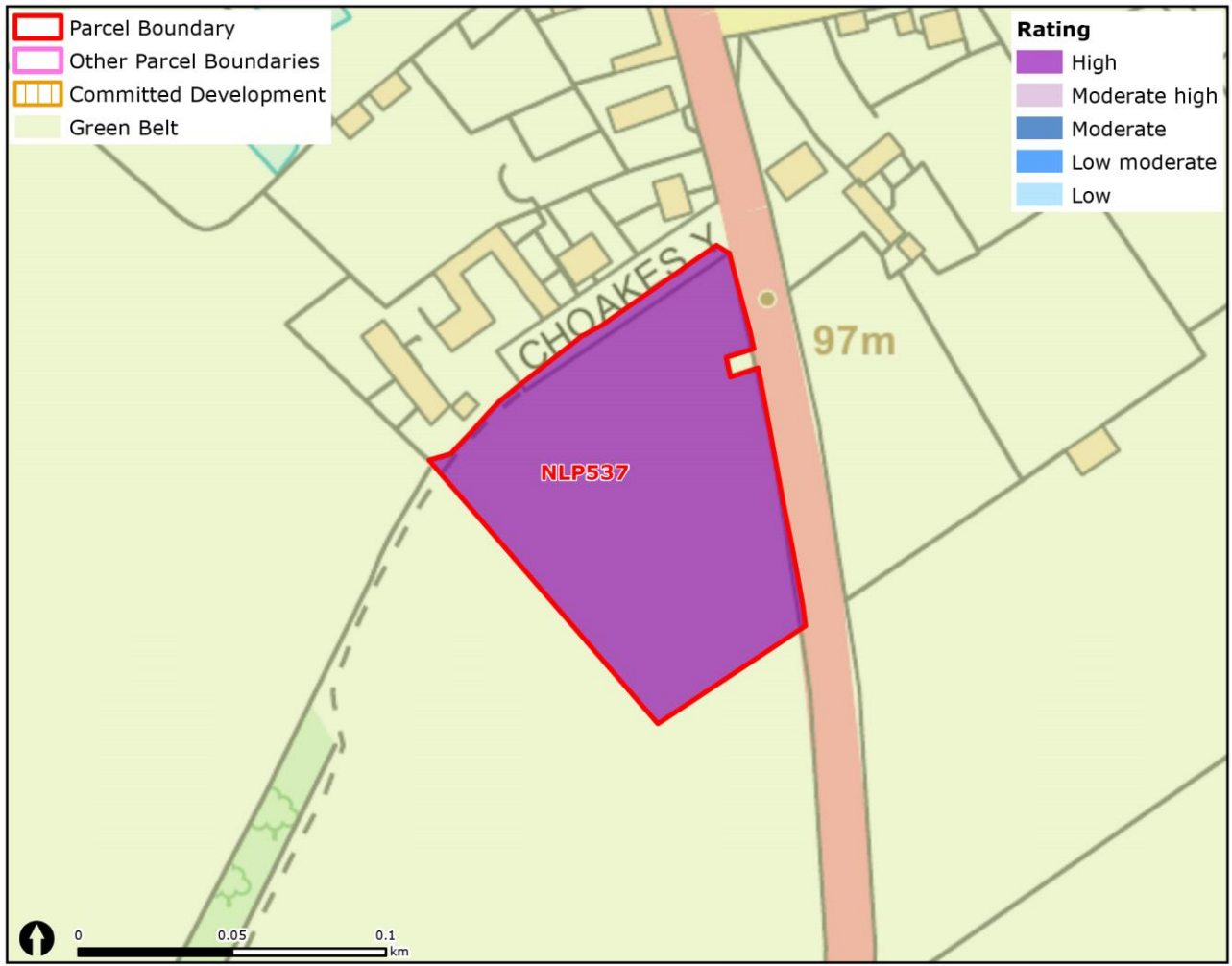
This site is comprised of relatively flat section of arable field on the south side of the washed over settlement of Billington. The east of the site is defined by mature trees and low well-manged hedgerow that line Leighton Road. The north of the site is defined by low gappy hedgerow with some mature trees lining Choakes Yard, as well as paddock fencing which define the boundary of a residential garden. There are no distinct boundary features along the southern and western boundary.

Relationship between site, settlement and countryside

There is no significant separation between the site and the village owing to the relatively weak boundary to the north made up of paddock fencing and low gappy hedgerow. However, the settlement here is low density with a significant degree of openness, and therefore can be considered part of the countryside. The eastern boundary of Leighton Road with hedgerow and trees create some physical separation between the site and wider countryside to the east. However, the lack of boundary features along the southern and western side of the site affords a strong sense of openness and a strong relationship with countryside to the south and west. Overall, the site relates significantly to the wider countryside forming part of a homogenous patchwork of arable and pasture fields to the south of Billington.

Parcels

This site is assessed as one parcel.



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Looking south from Leighton Road in the north eastern corner of the site.

Parcel: NLP537 Parcel area (ha): 1.04

Stage 1 assessment

Stage 2 assessment

Parcel: LL9
Highest contribution: Purpose 1 & 3 - Strong contribution

Parcel: n/a
Contribution:

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	Development here would relate to the expansion of Billington and would not be associated with the large built up area of Leighton Linlade to the north. Therefore, the parcel plays no role with respect to this purpose.
Purpose 2: Preventing the merger of neighbouring towns	The parcel has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The site is open and undeveloped displaying characteristics of the countryside and there is a lack of urbanising influences on this site. Exposed edges on the southern and western sides of the site reinforce a sense of openness and give a significant relationship with the wider countryside to the south-west. Therefore, development would represent encroachment into the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The parcel does not form a significant part of the setting of any historic towns.
Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.

Spatial options

The parcel is not located within an identified Potential Growth Location. However the site’s location on the edge of Billington, the absence of any landscape elements that could create clear separation between existing and new development, and the location of the site adjacent to an A-road mean that village extension and growth in transport corridors are the only viable development scenarios.

Potential alternative Green Belt boundaries

This site is located in a settlement washed over by Green Belt. As such, release of this site would constitute a new Green Belt boundary. The boundaries of this new inset area would be weak due to a lack of distinction from existing development to the north, and a lack of boundaries to the countryside to the south and west.

Site: NLP537 - Land South of Billington

Site size (ha): 1.04

Parcel: NLP537 Parcel area (ha): 1.04

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP537 in isolation.	This parcel is considered to make a significant contribution to preventing encroachment into the countryside but does not contribute significantly to other Green Belt purposes. The boundaries of the site would result in a lack of distinction between the site and the existing washed over settlement. As such, the justification for retaining the washed-over status of Billington as whole could be called into question. Release of the site would also weaken the contribution of open Green Belt land to the south and west due to a lack of strong separating features. Release may also weaken the contribution of the Green Belt to the east of Leighton Road which would be enclosed on two sides by development, however, this harm would be limited due to the relative strength of Leighton Road as a boundary.	High

Cumulative release scenarios

There are no other sites with which the potential for cumulative harm would be greater than harm resulting from their release in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating