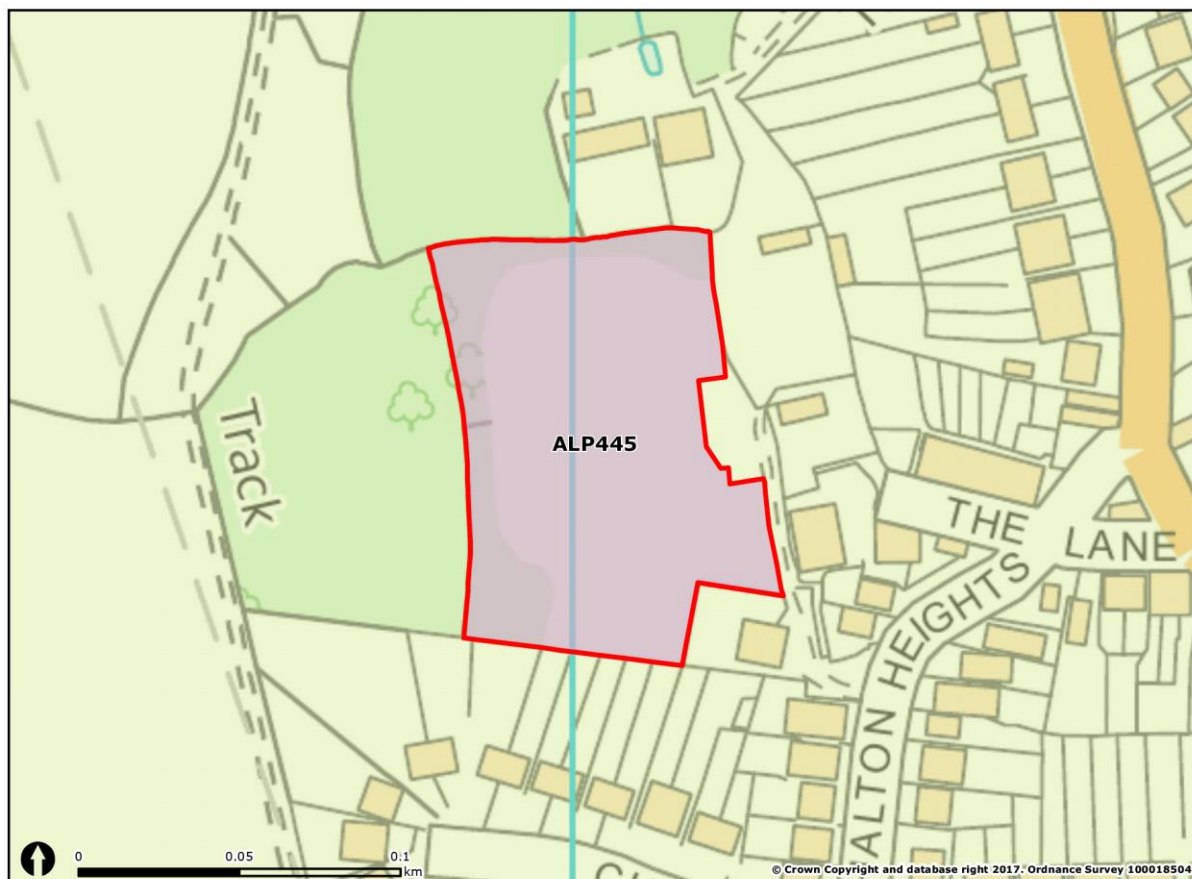


Chalton



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



Site description

The site comprises of a small open field on the western side of the washed over village of Chalton. It is bound to the west by a block of mature woodland; to the north and south by mature trees that line the rear of residential back garden; to the east by a footpath, beyond which is a fence which lines the rear of a residential back garden and an open field. The site slopes upwards from north to south and forms part of a wider north-south gradient upon which the village sits.

Relationship between site, settlement and countryside

Chalton is washed over by the Green Belt and is characterised mainly by open, low-density ribbon development though there are areas with a suburban feel. It is considered, due to the shared, open southern boundary with the settlement, the enclosed nature of the site and the connecting footpath, that the parcel relates well to the settlement. The woodland that bounds the western side of the site provides a degree of visual and physical separation from countryside to the west.

Parcels

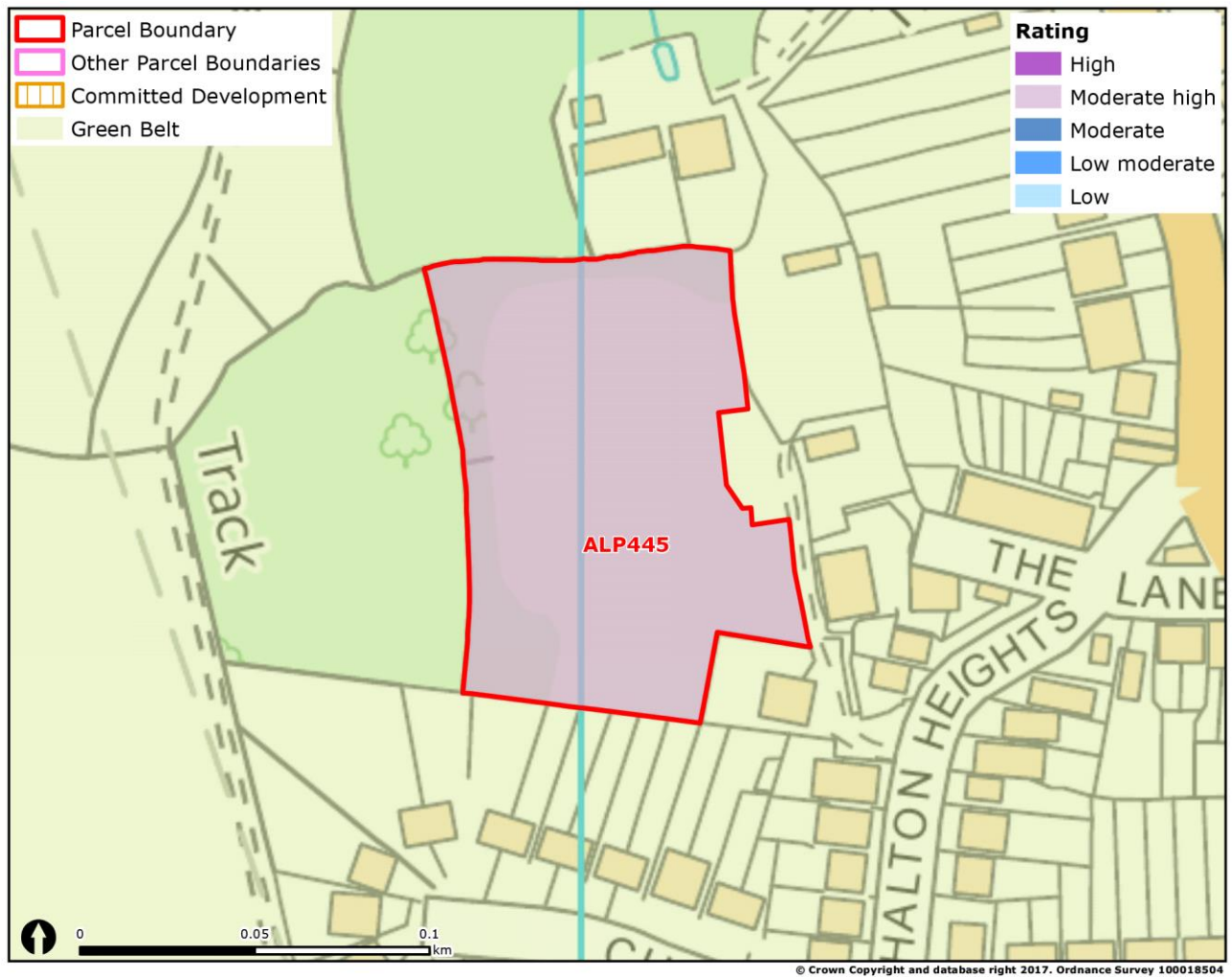
This site is assessed as one parcel.



**Site:** ALP445 - Land adjacent to The Willows

**Site size (ha):** 1.07

**Parcel:** ALP445 **Parcel area (ha):** 1.07



Looking north west from the public footpath in the southeastern corner of the site.

**Site:** ALP445 - Land adjacent to The Willows

**Site size (ha):** 1.07

**Parcel:** ALP445 **Parcel area (ha):** 1.07

#### Stage 1 assessment

**Parcel:** HR2  
**Highest contribution:** Purpose 1 - Strong contribution

#### Stage 2 assessment

**Parcel:** n/a  
**Contribution:**

#### Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking the unrestricted sprawl of large, built-up areas</b>	Development here would relate to the expansion of Chalton and would not be associated with the large built up area of Luton/Dunstable/Houghton Regis or Leighton Linlade. Therefore, the parcel plays no role with respect to this purpose.
<b>Purpose 2: Preventing the merger of neighbouring towns</b>	The parcel has a negligible role in settlement separation.
<b>Purpose 3: Safeguarding the countryside from encroachment</b>	The parcel is open and undeveloped but is largely contained within the settlement form. Therefore, development here would represent only limited countryside encroachment.
<b>Purpose 4: Preserving the setting and special character of historic towns</b>	The parcel does not form a significant part of the setting of any historic towns.
<b>Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land</b>	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 Chalton, the absence of any landscape elements that could create clear separation between existing and new development, and the location of the site within 1km of the M1 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, its release would constitute a new Green Belt boundary. A new Green Belt boundary around this site would be particularly weak along the northern, southern and eastern edges due to a lack of distinction from the existing washed over settlement. The woodland to west of the site would form a relatively strong boundary to the wider countryside. There are no alternative features in Chalton that would form a clear distinction between the inset site and washed over areas.

**Site:** ALP445 - Land adjacent to The Willows

**Site size (ha):** 1.07

**Parcel:** ALP445 **Parcel area (ha):** 1.07

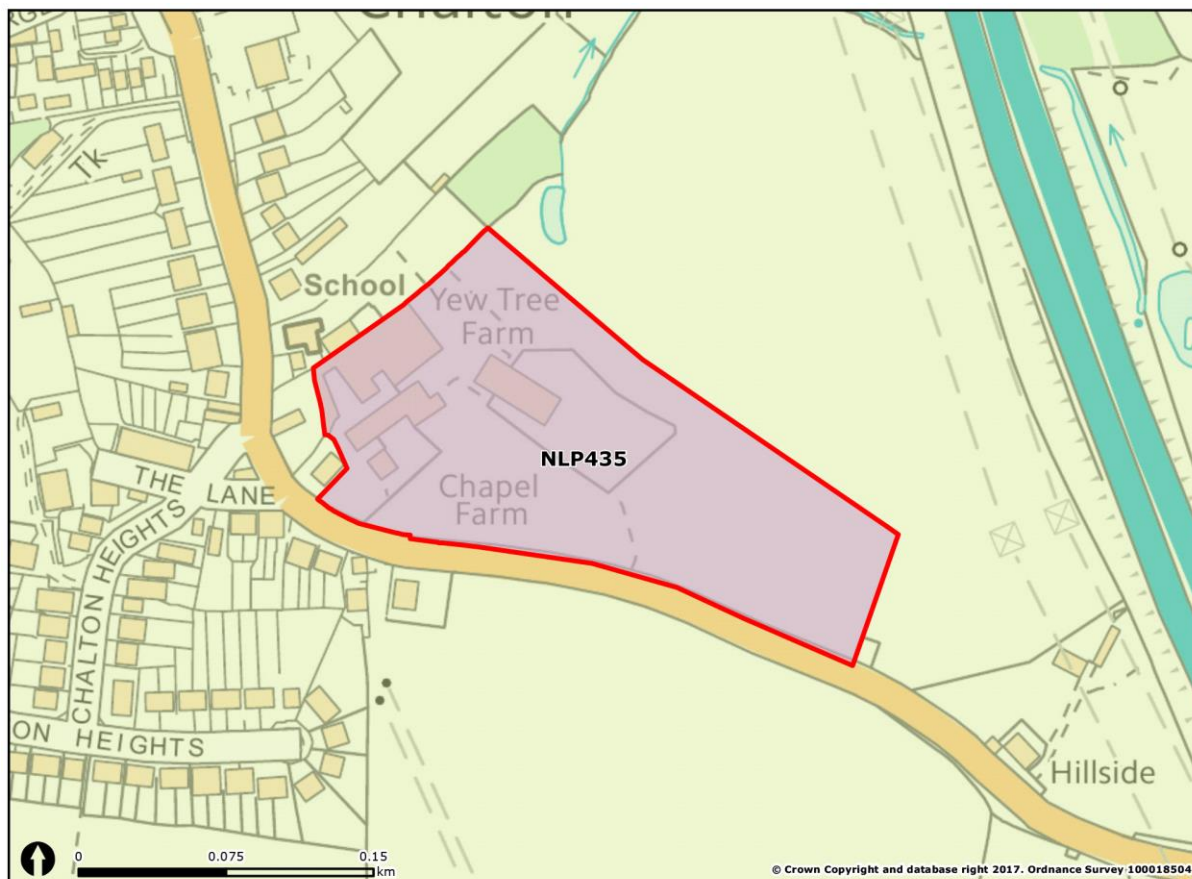
### Harm to Green Belt resulting from release

Scenario	Comments	Rating
<b>Release of ALP445 in isolation.</b>	This site makes a limited contribution to preventing encroachment into the countryside but does not contribute significantly to other Green Belt purposes. Although washed over, it is recognised that Chalton does have some urbanising aspects, so a change in the form of the settlement by reducing its linear character, as well as a lack of distinction between the inset site and adjacent washed over settlement would weaken the justification for retaining the washed-over status of Chalton.	<b>Moderate high</b>

Cumulative release scenarios
Site ALP445 is in close proximity to NLP435 and NLP529. Site ALP445 and NLP425 are assessed in isolation as causing moderate high harm, whilst NLP529 is assessed as causing high harm. It is considered the harm resulting from their combined release would not be significantly greater than that of NLP529 in isolation

Harm to Green Belt resulting from release of site		
Scenario	Comments	Rating





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





## Site description

This site is comprised of an open field and agricultural buildings on the eastern side of the washed over settlement of Chalton. The site is defined to the north by the adjacent school playground; to the north-west by two residential homes and to the south by Luton Road. There is no distinct boundary feature on the north-eastern edge of the site. The M1 Motorway runs close to the site, to the east. A number of agricultural buildings are located within the north-west area of the site.

## Relationship between site, settlement and countryside

Chalton is washed over by the Green Belt and is characterised mainly by open, low-density ribbon development though with some suburban characteristics. The site relates well to the settlement due to the open western edge which abuts Chalton, the presence of the farmhouse and agricultural buildings and Luton Road along the southern edge which provides a strong connecting feature. The M1 to the east, which is clearly visible significantly restricts the relationship with the wider countryside to the north east, east and south east while Luton Road and the landform which slopes upwards to the south restricts the relationship with the countryside to the south.

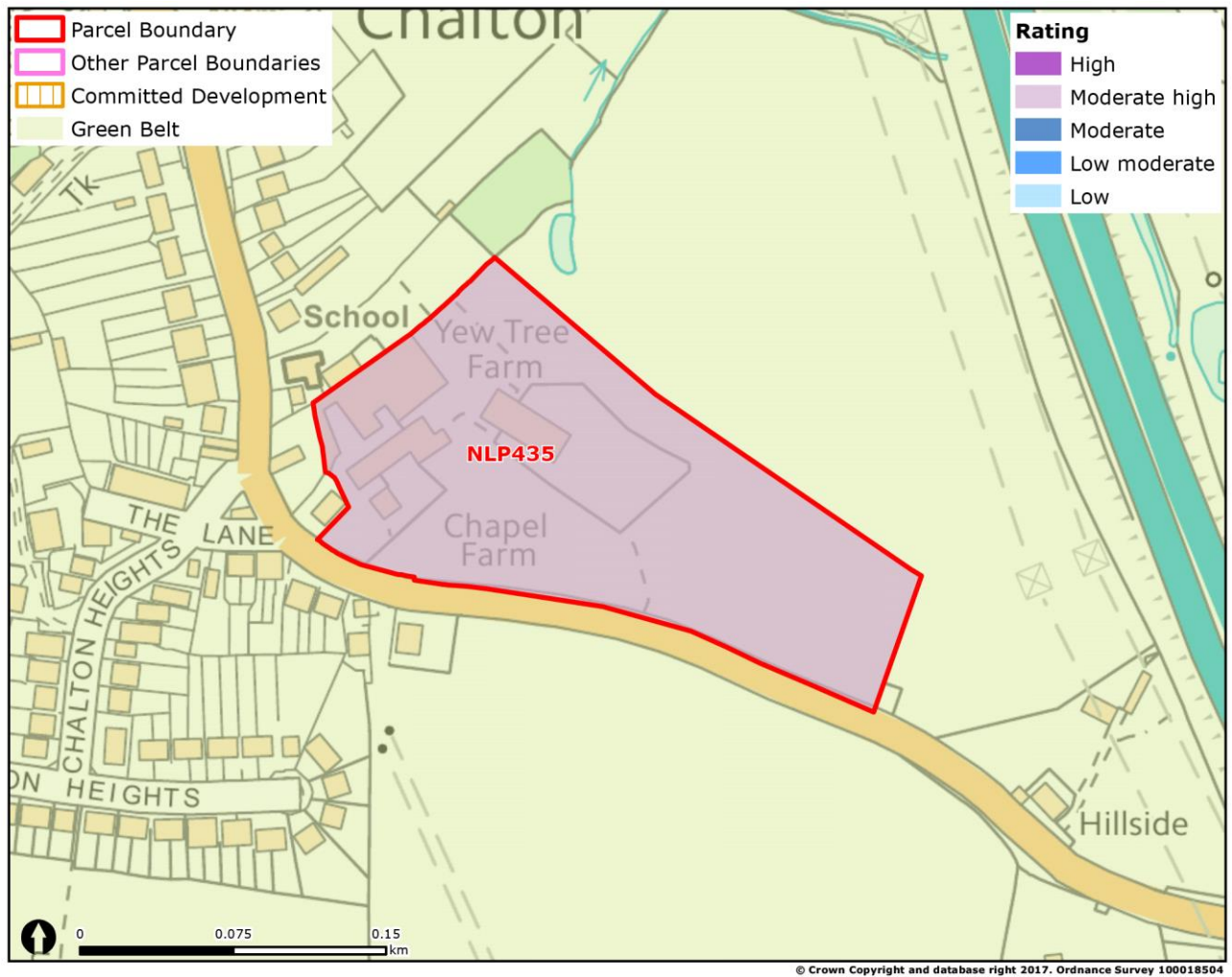
## Parcels

This site is assessed as one parcel.

Site: NLP435 - Chapel Farm

Site size (ha): 3.18

Parcel: NLP435 Parcel area (ha): 3.18



Looking north east towards M1 motorway from Luton Road.

Parcel: NLP435 Parcel area (ha): 3.18

## Stage 1 assessment

**Parcel:** HR2

**Highest contribution:** Purpose 1 - Strong contribution

## Stage 2 assessment

**Parcel:** n/a

**Contribution:**

## Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking the unrestricted sprawl of large, built-up areas</b>	Whilst the M1 acts as significant separating feature, the gap between Chalton and the committed development edge of Luton/Dunstable/Houghton Regis is very small and development here could be associated with the expansion of the Luton/Dunstable/Houghton Regis.
<b>Purpose 2: Preventing the merger of neighbouring towns</b>	Whilst the parcel contributes to retaining a degree of separation between Chalton and the large built-up area of Luton/Dunstable/Houghton Regis, this has little impact on the wider separation between the large built-up areas.
<b>Purpose 3: Safeguarding the countryside from encroachment</b>	The land parcel displays some characteristics of the countryside and is open and undeveloped. While it has a strong relationship with the settlement, Chalton is washed over and so does not exert a significant urbanising influence. However, the presence of the motorway just to the east of the site restricts the relationship with the wider countryside. As such, development would represent a moderate amount of encroachment into the countryside.
<b>Purpose 4: Preserving the setting and special character of historic towns</b>	The parcel is separated from Luton by intervening higher ground, and has a strong association with the adjacent transport corridor, therefore, the parcel makes no significant contribution to this purpose.
<b>Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land</b>	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 Chalton, the absence of any landscape elements that could create clear separation between existing and new development, and the location of the site within 1km of the M1 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, its release would constitute a new Green Belt boundary. Alignment of the Green Belt around this site would result in weak boundaries to the west and north-west due to a lack of distinction from the existing settlement, as well as a weak eastern boundary due to a lack of strong boundary features. The motorway to the east of the site would form a stronger Green Belt boundary, leaving the area of the Green Belt between the eastern edge of the site and the motorway weakened. There are no alternative features in Chalton that would form a clear distinction between inset site and washed over areas.

Site: NLP435 - Chapel Farm

Site size (ha): 3.18

Parcel: NLP435 Parcel area (ha): 3.18

### Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP435 in isolation.	This site is considered to make a moderate contribution to preventing encroachment into the countryside and checking the unrestricted sprawl of Luton/Dunstable/Haughton Regis but does not contribute significantly to other Green Belt purposes. It is recognised that Chalton has some suburban characteristics and so a change in the linear form of the settlement, as well as a lack of distinction between the inset site and the washed over settlement would weaken the justification for retaining the washed-over status of Chalton. The small area of Green Belt to the east, between the site and the motorway would be left weakened due to a lack of strong boundary features around the site, and the strength of the motorway as an alternative boundary.	Moderate high

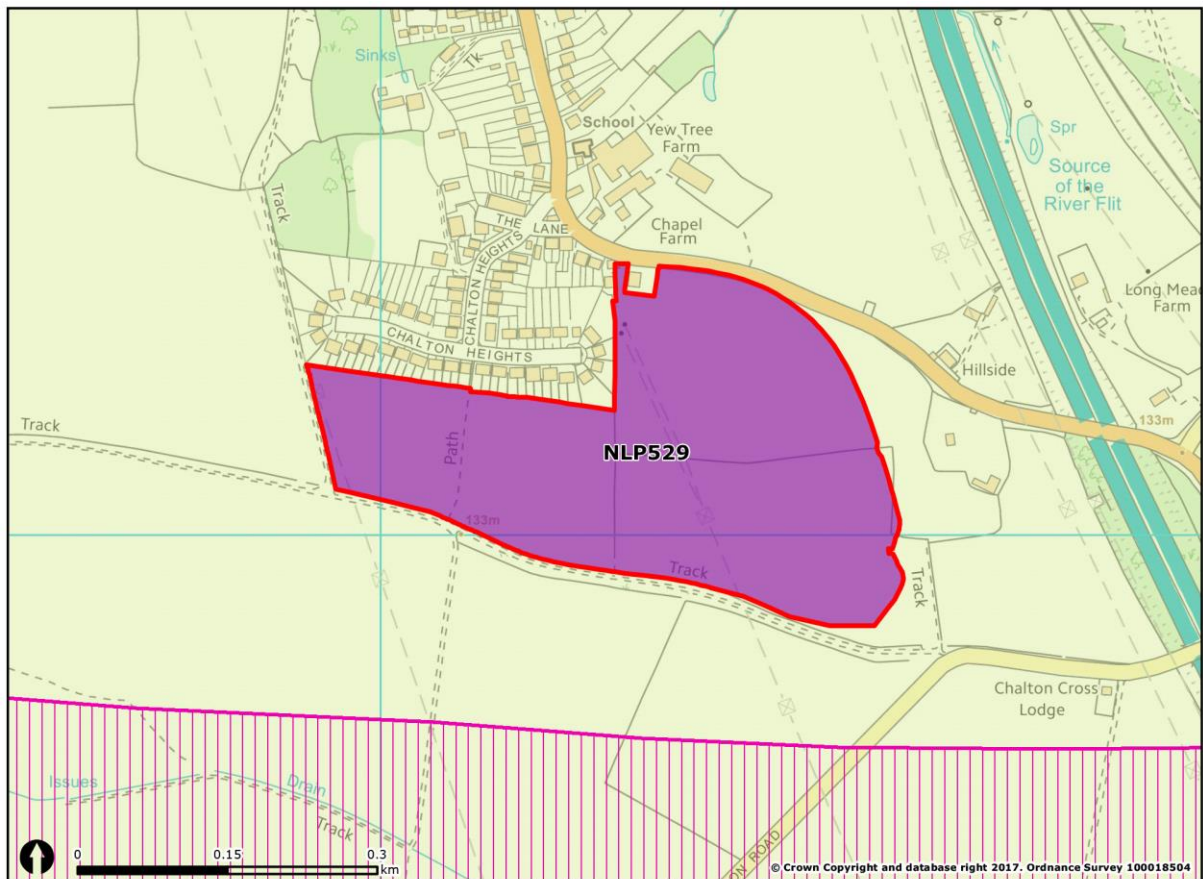


Cumulative release scenarios

NLP435 is adjacent to NLP529 and in close proximity to ALP445. The release of both NLP435 and ALP445 is assessed in isolation as causing moderate high harm, whilst NLP259 is assessed as causing high harm. It is considered, the harm resulting from their combined release would not be significantly greater than NLP529 in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating



Committed development
  High
  Moderate high
  Moderate
  Low moderate
  Low



### Site description

This site is comprised of three open fields on the south side of the washed over village of Chalton. The site slopes upwards from north to south and forms part of a wider north-south gradient upon which the village of Chalton sits. The site is bound to the north-east and west by Luton Road and Sundon Road; to the south by hedgerow with hedgerow trees, beyond which open fields slope gently southwards towards Ouzel Brook and the Dunstable Northern Bypass; to the west by hedgerow, beyond which is a large arable field; to the north and north-west by residential back gardens. The M1 Motorway runs to the east of the site.

### Relationship between site, settlement and countryside

Chalton is washed over by the Green Belt and is mainly characterised by open, low-density ribbon development, though areas of the settlement have suburban characteristics. Although Luton Road, the M1 and A5 provide a degree of physical separation from the wider countryside, the parcel's hilltop position gives views towards the countryside to the north and north-east and, being comprised of open agricultural land the site relates to the wider countryside made up of a homogenous patchwork of agricultural fields. However, the open northern boundary of the site- shared with Chalton, as well as the surrounding roads, which act as connecting features, result in a close relationship of the site with the settlement, particularly in the western half of the site where the village is more suburban. It is considered that there is limited relationship to the countryside to the south and east due to committed development north of Haughton Regis to just south of the Dunstable bypass, as well as the planned urban extension north of Luton, between the M1 and the A6 Barton Road.

### Parcels

This site is assessed as one parcel.



**Site size (ha):** 12.23

**Parcel Boundary**  
**Other Parcel Boundaries**  
**Committed Development**  
**Green Belt**

**Rating**  
 High  
 Moderate high  
 Moderate  
 Low moderate  
 Low

Track  
 Sinks  
 School  
 Yew Tree Farm  
 Chapel Farm  
 THE LANE  
 CHALTON HEIGHTS  
 CHALTON HEIGHTS  
 Path  
 133m  
 Track  
 Hillside  
 Long Mead Farm  
 133m  
 of the River Flit  
 Chalton Cross Lodge  
 SUNDON ROAD  
 Issues  
 Drain  
 Track  
 0 0.15 0.3 km

**NLP529**

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Looking north towards Chalton Heights from the footpath within site.



Parcel: NLP529 Parcel area (ha): 12.23

## Stage 1 assessment

**Parcel:** HR2

**Highest contribution:** Purpose 1 - Strong contribution

## Stage 2 assessment

**Parcel:** n/a

**Contribution:**

## Contribution to Green Belt purposes

Purpose	Comments
<b>Purpose 1: Checking the unrestricted sprawl of large, built-up areas</b>	Whilst the M1 acts as significant separating feature, the gap between Chalton and the committed development edge of Luton/Dunstable/Houghton Regis is very small and development here would be associated with the expansion of the Luton/Dunstable/Houghton Regis.
<b>Purpose 2: Preventing the merger of neighbouring towns</b>	Whilst the parcel contributes to retaining a degree of separation between Chalton and the large built up area of Luton/Dunstable/Houghton Regis, this has little impact on the wider separation between towns.
<b>Purpose 3: Safeguarding the countryside from encroachment</b>	The site displays the characteristics of the countryside, being open and undeveloped and has some relationship with the wider countryside. The site also has a relationship with the settlement of Chalton which is suburban in character along the boundaries of the site. The roads to the south and east, as well as committed urban extensions to the large built-up area limit the relationship with the wider countryside in these directions. As such, release of this site is considered to represent some encroachment into the countryside.
<b>Purpose 4: Preserving the setting and special character of historic towns</b>	The parcel is separated from Luton by intervening M1 and bypass so it makes no significant contribution to this purpose.
<b>Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land</b>	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 Chalton, the absence of any landscape elements that could create clear separation between existing and new development, and the location of the site within 1km of the M1 mean that village extension and growth in transport corridors are the only viable development scenarios.

## Potential alternative Green Belt boundaries

This site is located on the edge of a settlement washed over by Green Belt. As such, its release would constitute a new Green Belt boundary. Alignment of the Green Belt around this site would be particularly weak along the north-western edge of the site due to a lack of distinction between the site and the existing settlement. The southern boundary is formed by a hedgerow and trees, but this is reinforced by the landform which slopes down towards the A5. Luton Road and Sundon Road to the east constitute a relatively strong eastern boundary. There are no alternative features in Chalton that would form a clear distinction between inset site and washed over areas.

**Site:** NLP529 - Land South of Chalton

**Site size (ha):** 12.23

**Parcel:** NLP529 **Parcel area (ha):** 12.23

**Harm to Green Belt resulting from release**

Scenario	Comments	Rating
<b>Release of NLP529 in isolation.</b>	This site is considered to make a contribution to preventing encroachment into the countryside and checking the sprawl of the large built-up area but does not contribute significantly to other Green Belt purposes . It is recognised that Chalton does have some urbanising aspects, so change in the settlement form by reducing the linear character of Chalton, as well as a lack of distinction between the inset site and adjacent washed over settlement to the north would weaken the justification for retaining the washed-over status of Chalton.	<b>High</b>

Cumulative release scenarios

NLP529 is adjacent to site NLP435 and in close proximity to ALP445. The release of both NLP529 is assessed as causing high harm, whilst the release of ALP445 and NLP435 is assessed as causing moderate high harm to the Green Belt. It is considered, the harm resulting from their combined release would not be significantly greater than NLP529 in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating