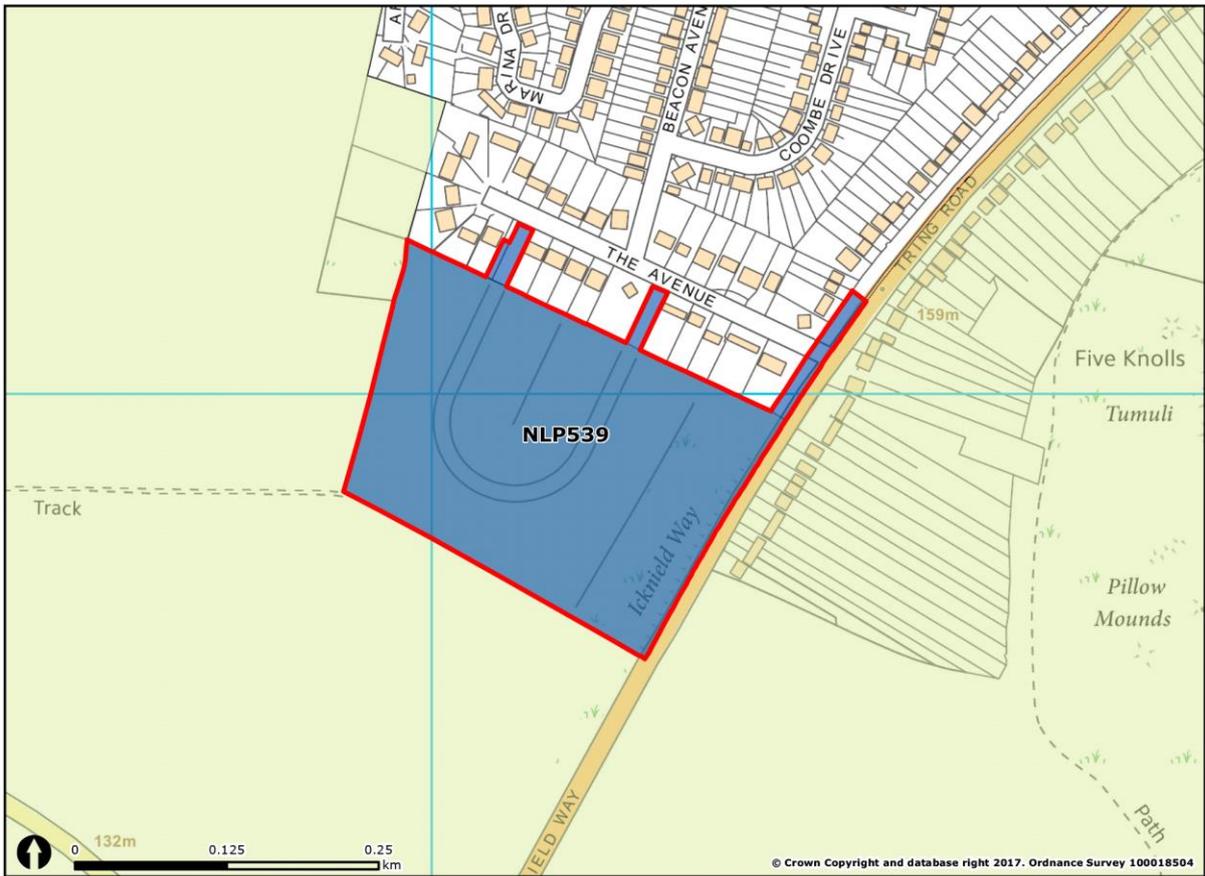


Dunstable



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



Site description

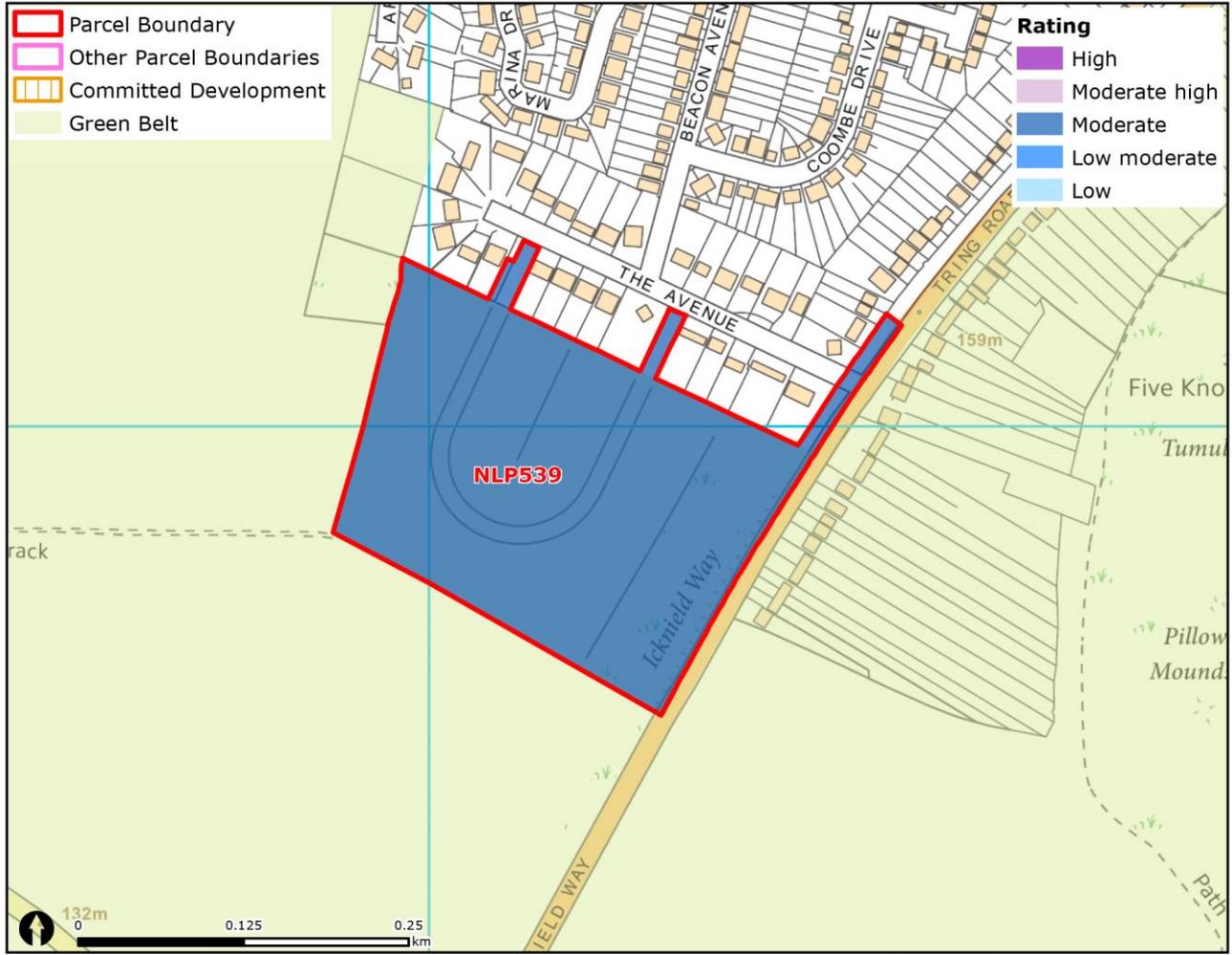
The site is comprised of rough grassland on the south-western edge of the inset settlement of Dunstable. The site is bound to the north by residential back gardens of housing on Avenue Road; to the east by Tring Road; to the west and south by gapped hedgerow, beyond which are large arable fields. The site slopes gently downwards from north to south away from the settlement edge and is partially enclosed by housing within the Green Belt that lines the eastern side of Tring Road. Within the site, there are arced lines of trees representing a residential road layout for development plans set out in the 1930s but not subsequently built.

Relationship between site, settlement and countryside

Whilst the site slopes gently down from north to south, it forms part of a flatter area associated with the settlement to the north, distinguished from the steeper valley landscape to the south. Housing that lines The Avenue is visible from within this site along the northern boundary, which combined with the unique arc tree lines representing unrealised plans for a residential road in the 1930s and grassland landform gives some relationship with the settlement and creates some distinction between the site and the wider countryside. Furthermore, a footpath from The Avenue into the site forms a connecting feature. Nonetheless, the site is undeveloped and is not subject to significant urbanising influences.

Parcels

This site is assessed as one parcel.



Looking south west from within site near to properties along the The Avenue.

Parcel: NLP539 Parcel area (ha): 7.16

Stage 1 assessment

Stage 2 assessment

Parcel: D1
Highest contribution: Purpose 1 & 3 - Strong contribution

Parcel: D2a
Contribution:

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	This site is adjacent to the large built-up area of Dunstable and its landform relates to the countryside to the south. However, the site also relates strongly to the Dunstable to the north, it is relatively small and also contained to a degree by washed over settlement to the east. As such, it is considered the site makes moderate contribution to preventing sprawl.
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 displays the characteristics of the countryside being open and undeveloped with a relationship with the wider countryside to the south. However, there is limited separation between the site and the settlement to the north and the site's grassland landform, flatter terrain and footpath gives a relationship with the inset settlement. As such, it is considered development of this site would represent encroachment on 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

Three spatial options for development are identified for Potential Growth Location L12, of which the site forms part: new settlement, village extension and growth in a transport corridor. However, the site's location adjacent to the settlement edge of Harlington, and the absence of any landscape elements that could create clear separation between existing and new development, mean that village extension is the only viable development scenario.

Potential alternative Green Belt boundaries

Gapped hedgerow defines the south and west of the site. A new boundary along these features would not constitute a weaker Green Belt boundary than the existing boundary along the rear gardens of housing on The Avenue. There are no alternative Green Belt boundaries within this site.

Site: NLP539 - Land west of Tring Road

Site size (ha): 7.16

Parcel: NLP539 **Parcel area (ha):** 7.16

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP539 in isolation.	This site contributes to checking sprawl of large-built up areas and safeguarding the countryside from encroachment but does not contribute significantly to other Green Belt purposes. Despite relatively exposed edge along the southern and western edges of the site, release of this site would not significantly weaken the contribution of land in these directions.	Moderate

Cumulative release scenarios

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

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating