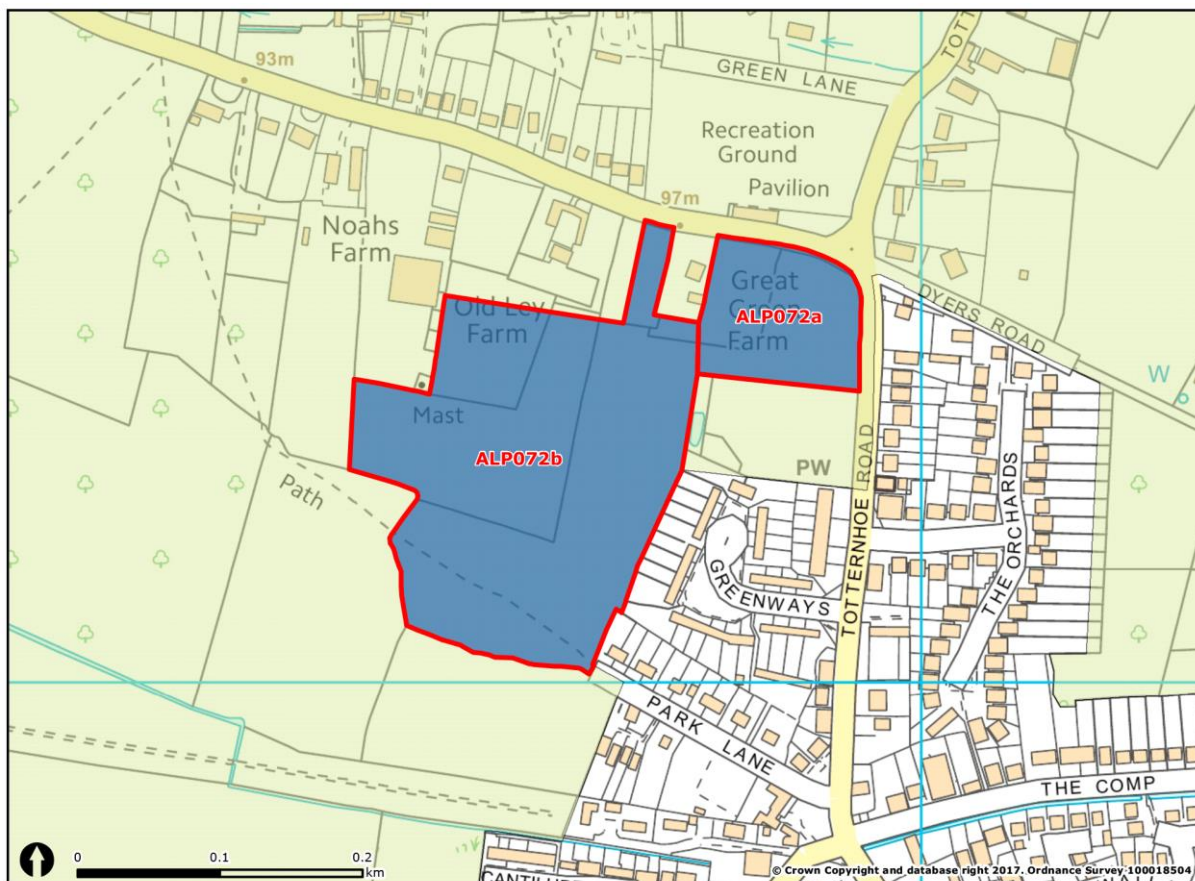


Eaton Bray



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



Site description

The site includes a collection of small fields of pasture and horse paddocks. It is bound to the north by The Rye road, a residential garden, part of stable yard, and the hedge and tree boundary of a small informal yard area (all within the Green Belt). The eastern boundary is defined by Totternhoe Road, a wooden fence field boundary, and residential gardens of houses with Greenways (located within the defined urban area). To the south and west the site is defined by field boundaries comprising mature and robust hedgerows with hedgerow trees. The site encompasses no urban development, but is contained to the east by houses along Totternhoe Road and within the small cul-de-sac of Greenways. The detached property, stable yard and informal yard area that lead off The Rye provide additional containment in the north.

Relationship between site, settlement and countryside

The site is contained by development on all sides apart from the south and south-west. The adjacent fields of pasture in these directions are bounded by mature and robust hedgerows with hedgerow trees. These relatively strong field boundaries create a degree of physical and visual separation of the site from the wider countryside. Houses along Totternhoe Road and within the small cul-de-sac of Greenways, within the defined urban area to the east, are separated from the site by a low hedgerow, the road and residential garden fences. This settlement widely is from the site and exerts an urban influence on its character.

Parcels

This site is assessed as two parcels of land:

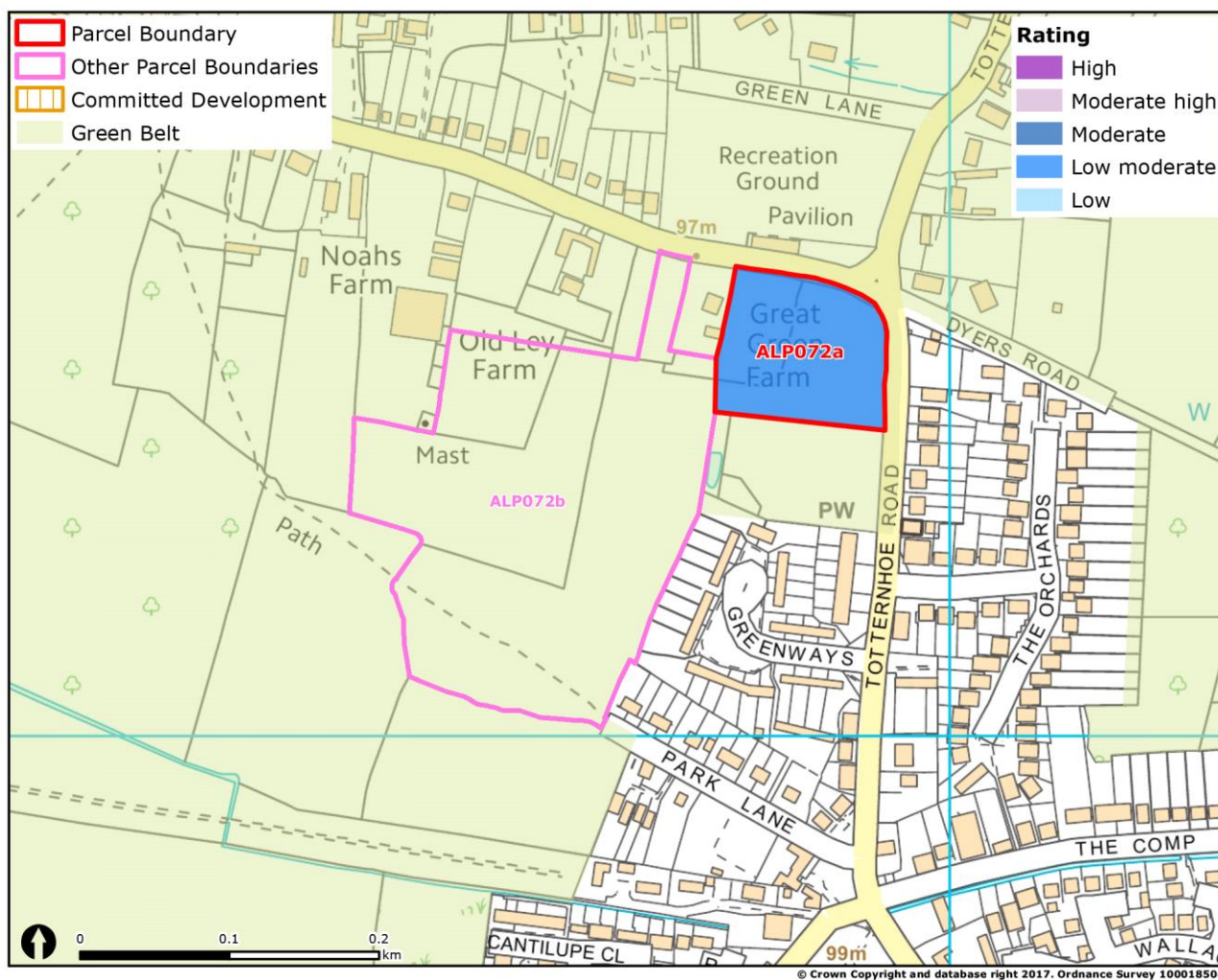
Parcel ALP072a covers the far north-east corner of the site the majority of which consist of a single field of semi-improved pasture. It is bound by The Rye and Totternhoe Road to the north and east; wooden fencing to the south and south-west; and residential garden grounds to the west (within the Green Belt). The parcel also includes part of a residential garden.

Parcel ALP072b is larger and includes a collection of small pastoral fields and horse paddocks in the west of the site. It is bounded by a stable yard and informal yard area in the north (within the Green Belt); a wooden fence field boundary and residential gardens in the east; and strong hedgerows with hedgerow trees in the south and west.

Site: ALP072 - Land off Totternhoe Road & The Rye, Eaton Bray

Site size (ha): 5.71

Parcel: ALP072a Parcel area (ha): 1.03



Looking north-west from Totternhoe Road, the parcel is beyond the wooden fence.

Parcel: ALP072a Parcel area (ha): 1.03

Stage 1 assessment

Parcel: EB1

Highest contribution: Purpose 3 - Strong contribution

Stage 2 assessment

Parcel: EB1a

Contribution: Relatively weak

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 Eaton Bray and would not be associated with the large urban area of Luton/Dunstable/Houghton Regis. Therefore the parcel plays no role with respect to this purpose.
Purpose 2: Preventing the merger of neighbouring towns	Development of this parcel result in a very small narrowing of the physical gap between Dunstable and Leighton Buzzard; considerable distance would still remain.
Purpose 3: Safeguarding the countryside from encroachment	The site is considered to be making a relatively weak contribution to purpose 3. It does not contain any development and remains open, however it is enclosed on three sides by settlement which have exerted and urbanising influence on its character. The site lies adjacent to areas of the wider countryside to the south-west however a degree of visual and physical separation exists due tall hedgerows which contain neighbouring fields of pasture.
Purpose 4: Preserving the setting and special character of historic towns	The parcel does not form part of the setting of a historic town.
Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land	All parcels make an equally significant contribution to this purpose.

Spatial options

The site is not located within an identified Potential Growth Location. However the site's location adjacent to the settlement edge of Eaton Bray, 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

The outer edge of this site, adjacent to Green Belt land, is defined by field boundaries comprising wooden fencing. There are no existing linear features within or close to the parcel that would make a stronger Green Belt boundary than the current one, but the fact that there is already inset settlement to the west of Totternhoe Road (Greenways and Park Lane) means that the road's strength as a boundary is reduced.

Site: ALP072 - Land off Totternhoe Road & The Rye, Eaton Bray

Site size (ha): 5.71

Parcel: ALP072a **Parcel area (ha):** 1.03

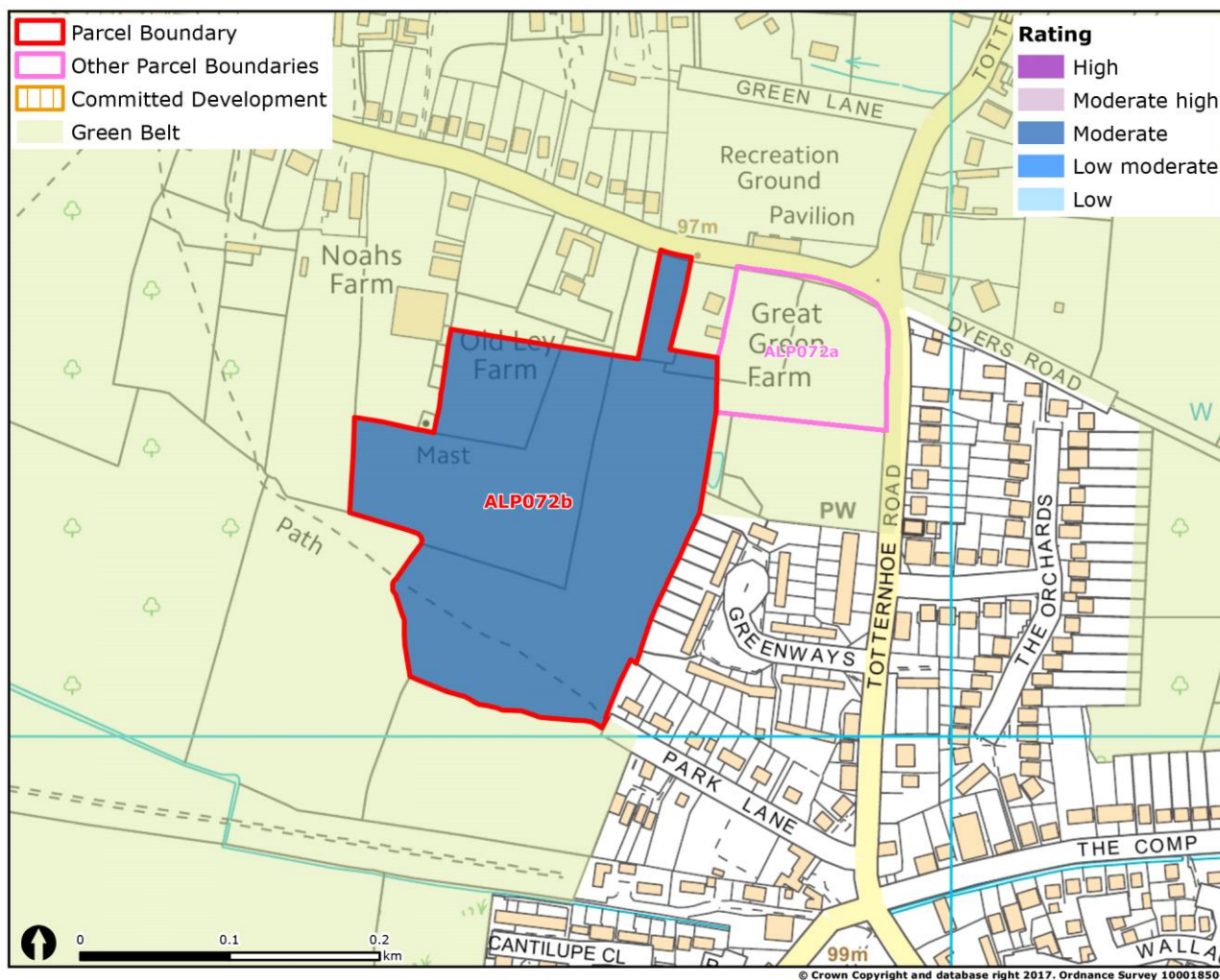
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP072a in isolation	This parcel does not play a strong role in any of the Green Belt purposes. Its release is not considered to cause a significant degree of harm to the wider Green Belt, other than the field immediately to the south, which would be contained on three sides by the inset settlement.	Low moderate

Site: ALP072 - Land off Totternhoe Road & The Rye, Eaton Bray

Site size (ha): 5.71

Parcel: ALP072b Parcel area (ha): 4.68



Looking west from the public footpath running through the parcel, close to the settlement edge

Parcel: ALP072b Parcel area (ha): 4.68

Stage 1 assessment

Parcel: EB1

Highest contribution: Purpose 3 - Strong contribution

Stage 2 assessment

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 Eaton Bray and would not be associated with the large urban area of Luton/Dunstable/Houghton Regis. Therefore the parcel plays no role with respect to this purpose.
Purpose 2: Preventing the merger of neighbouring towns	Development of this parcel result in a very small narrowing of the physical gap between Dunstable and Leighton Buzzard; considerable distance would still remain.
Purpose 3: Safeguarding the countryside from encroachment	The site is considered to be making a moderate contribution to purpose 3. It does not contain any urban development and remains open, however it is enclosed on three sides by roads and settlement and abuts back gardens of the houses within the small cul-de-sac of Greenways. The settlement that abuts to the east and south forms part of the defined urban area of Eaton Bray, whereas the development to the north is located within Green Belt land. The settlement edge is widely visible from within the parcel and exerts an urbanising influence on its character. The parcel relates to a wider area of open countryside that adjoins to the south-west, however a degree of physical and visual separation exists due to tall hedgerows define the southern and eastern boundaries, as well as the parcel's relationship to the current settlement form.
Purpose 4: Preserving the setting and special character of historic towns	The parcel does not form part of the setting of a historic town.
Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land	All parcels make an equally significant contribution to this purpose.

Spatial options

The parcel is not located within an identified Potential Growth Location. However the site's location adjacent to the settlement edge of Eaton Bray, 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

The southern and south-western edge of this parcel, adjacent to Green Belt land, is defined by field boundaries comprising mature and robust hedgerows with hedgerow trees. If released this would not represent a significantly weaker Green Belt than the existing boundary to the west of Greenways and Park Lane; however The Rye to the north of the parcel, and to a lesser extent the farm access road to the south, would constitute stronger boundaries than the parcel's hedgerows.

Site: ALP072 - Land off Totternhoe Road & The Rye, Eaton Bray

Site size (ha): 5.71

Parcel: ALP072b **Parcel area (ha):** 4.68

Harm to Green Belt resulting from release

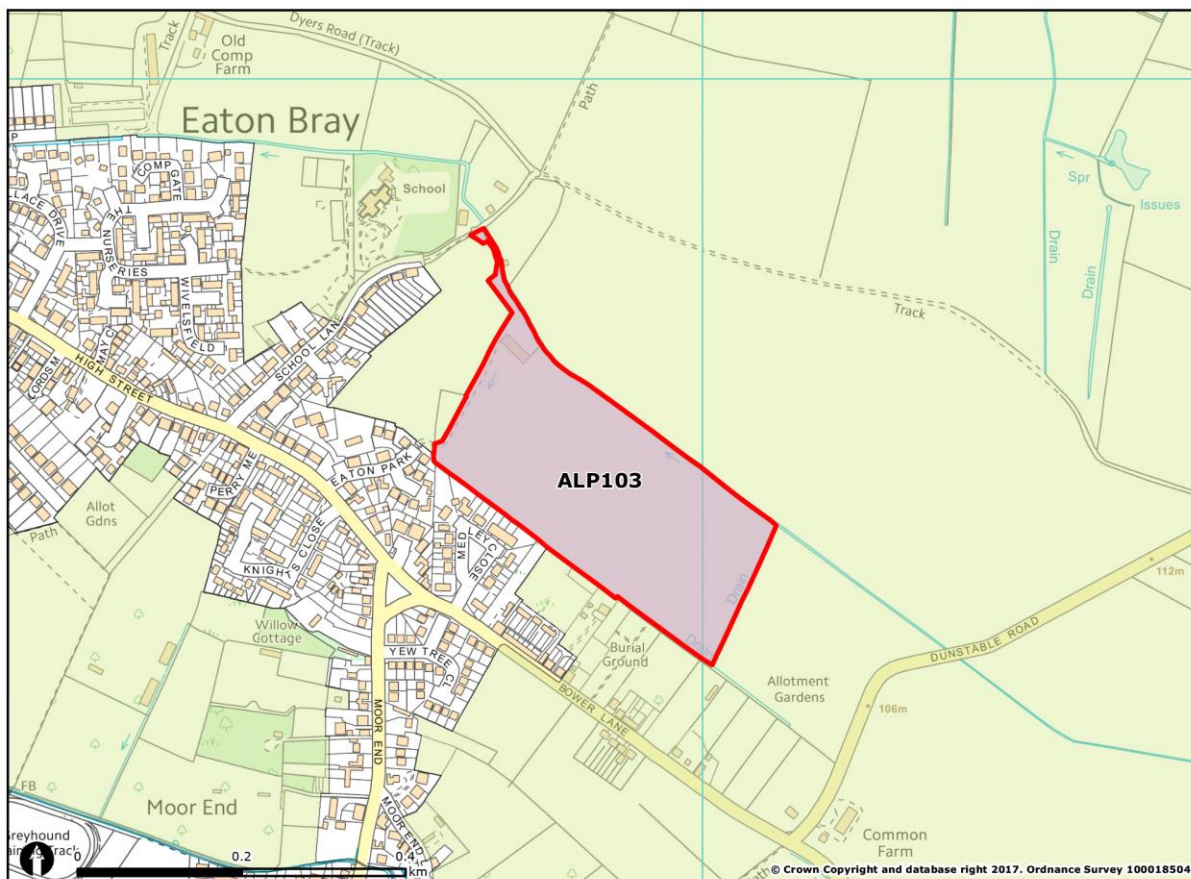
Scenario	Comments	Rating
Release of ALP072b in isolation	The parcel makes a moderate contribution to preventing encroachment of the countryside but does not contribute significantly to other Green Belt purposes. Its release would weaken the contribution of adjacent Green Belt land between the parcel and The Rye (which already has residential development), and to a lesser extent the land between the southern edge of the parcel and the access road to Park Farm. Release of this parcel would also result in parcel ALP072a and the adjoining field to the south being almost fully enclosed by development.	Moderate

Cumulative release scenarios

ALP072 is located adjacent to NLP013 and in close proximity to ALP423. ALP072 and NLP013 are assessed in isolation as causing moderate harm to the Green Belt whilst ALP423 is assessed as causing moderate high harm. It is considered the cumulative harm resulting from their combined release would not be significantly greater than that of ALP423 in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating
Release of ALP072 in its entirety.	The harm resulting from release of both parcels is not significantly greater than the harm resulting from release of ALP072b in isolation.	Moderate



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



Site description

The site is comprised of a relatively flat arable field with an agricultural building located in the north-western corner of the site. It is located on the eastern side of the inset settlement of Eaton Bray. A farm track with mature trees in the north-west also forms a small portion of the site. The northern and western side of the site is bound by mature hedgerow with hedgerow trees. The south of site is bound by hedgerow with hedgerow trees, residential back gardens, a cemetery and a small area of thick scrubland. The east of the site is defined by relatively thin hedgerow.

Relationship between site, settlement and countryside

Mature hedgerow with mature trees on the northern side of the site creates a clear boundary to the north, but there is no significant distinction between the site and the surrounding open, arable fields. The site's relationship with the urban edge is limited: shorter residential gardens abut the south-western edge of the site, but the woodland and churchyard to the east of this are within the Green Belt and have no urbanising influence.

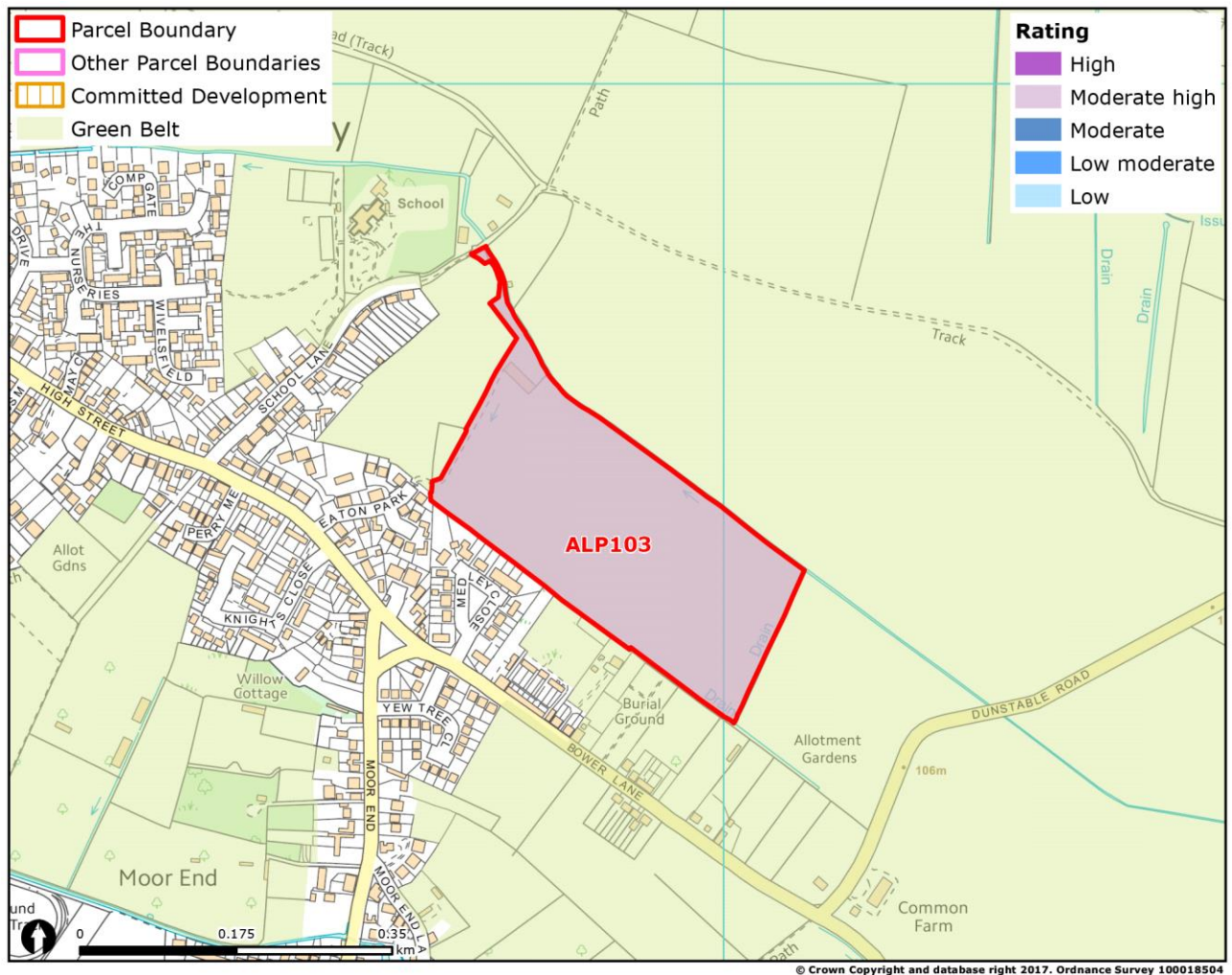
Parcels

This site is assessed as one parcel.

Site: ALP103 - Land to the rear of Bower Lane

Site size (ha): 8.07

Parcel: ALP103 Parcel area (ha): 8.07



Looking south east across the northern boundary from the public footpath within the adjacent field.

Site: ALP103 - Land to the rear of Bower Lane

Site size (ha): 8.07

Parcel: ALP103 **Parcel area (ha):** 8.07

Stage 1 assessment

Parcel: EB2

Highest contribution: Purpose 3 - Relatively strong contribution

Stage 2 assessment

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 Eaton Bray and would not be associated with the large built up area of Luton/Dunstable. Houghton Regis/ Leighton Linlade. 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 displays characteristics of the countryside being undeveloped with a significant sense of openness. The site relates strongly to the wider countryside and vegetation on the southern boundary provides a sense of separation from the settlement edge. As such, 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

Potential Growth Location L29 identified one spatial option for development, of which the site forms part: village extension.

Potential alternative Green Belt boundaries

The Green Belt boundary along the western, northern and eastern side of the site would constitute a weaker boundary than the existing boundary along the settlement edge. School Lane to the west, and Dunstable road to the east would constitute stronger boundaries but would significantly expand the area of Green Belt release.

Site: ALP103 - Land to the rear of Bower Lane

Site size (ha): 8.07

Parcel: ALP103 **Parcel area (ha):** 8.07

Harm to Green Belt resulting from release

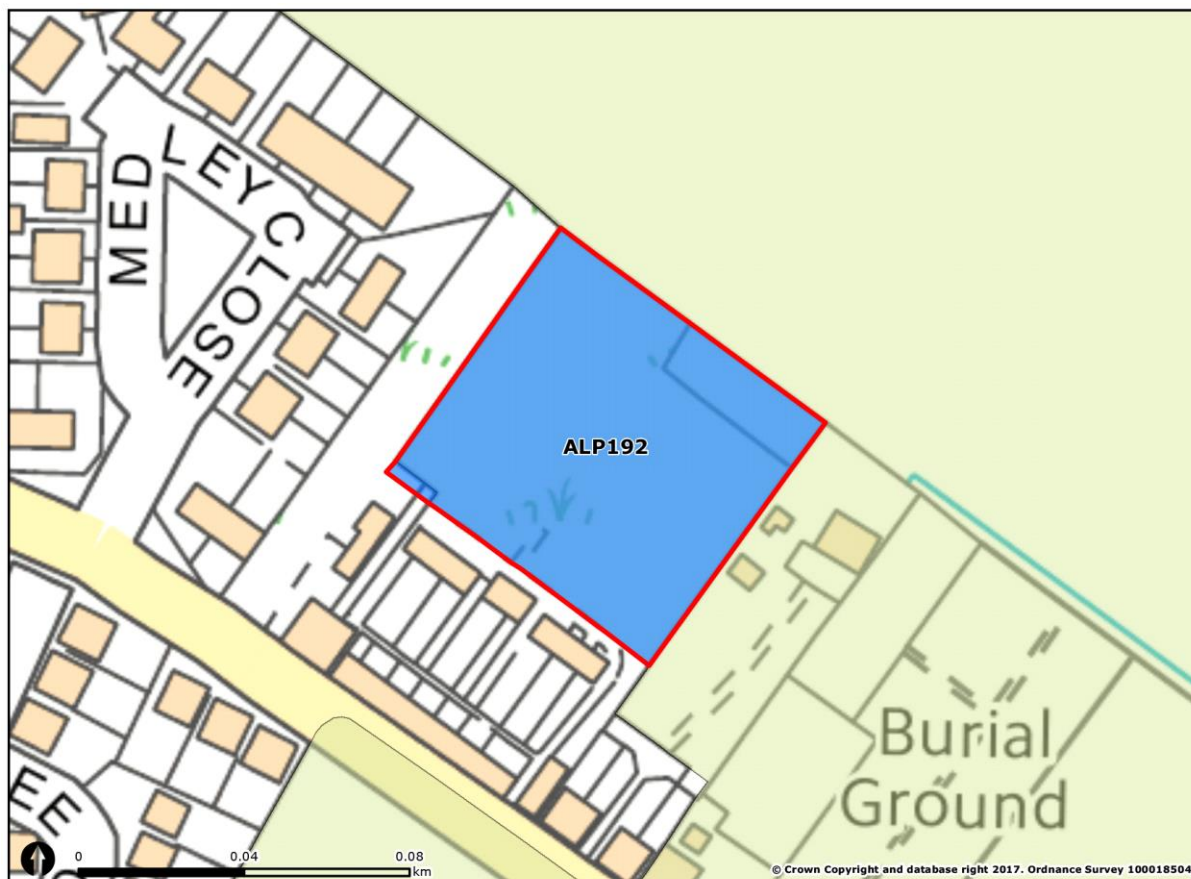
Scenario	Comments	Rating
Release of ALP103 in isolation.	This parcel relates more to the wider countryside than to the settlement and makes significant contribution to preventing countryside encroachment. Release of this site from the Green Belt would weaken the contribution of arable fields to the east and west of the site as far as Dunstable Road and School Lane / Toddington respectively due to the stronger boundaries that these roads form and the extent of the settlement to the south. Release of the site would also weaken the contribution of the area to the south between the site and Bower Lane as this would be enclosed by inset development.	Moderate high

Cumulative release scenarios

ALP103 is adjacent to NLP483 and ALP192. The release of NLP483 and ALP103 in isolation is assessed as causing moderate and moderate high harm and to the Green Belt respectively, whilst ALP192 was assessed as causing low moderate harm. It is considered the harm resulting from their combined release would not be significantly greater than the release of ALP103 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

The site is comprised of a small area of thick scrubland. The south-western edge of the site is bound by some residential back gardens whilst the north-western edge of the site is bound by a belt of vegetation, beyond which lies some residential back gardens. Both of these areas are contained within the defined inset settlement of Eaton Bray. A church and residential dwelling to the east are located within the Green Belt. The north-east of the site is defined by hedgerow and hedgerow trees, beyond which is a large arable field.

Relationship between site, settlement and countryside

The site's land cover creates some distinction from the settlement, but its location, enclosed on three sides by development, means that it gives it a strong relationship with the built form.

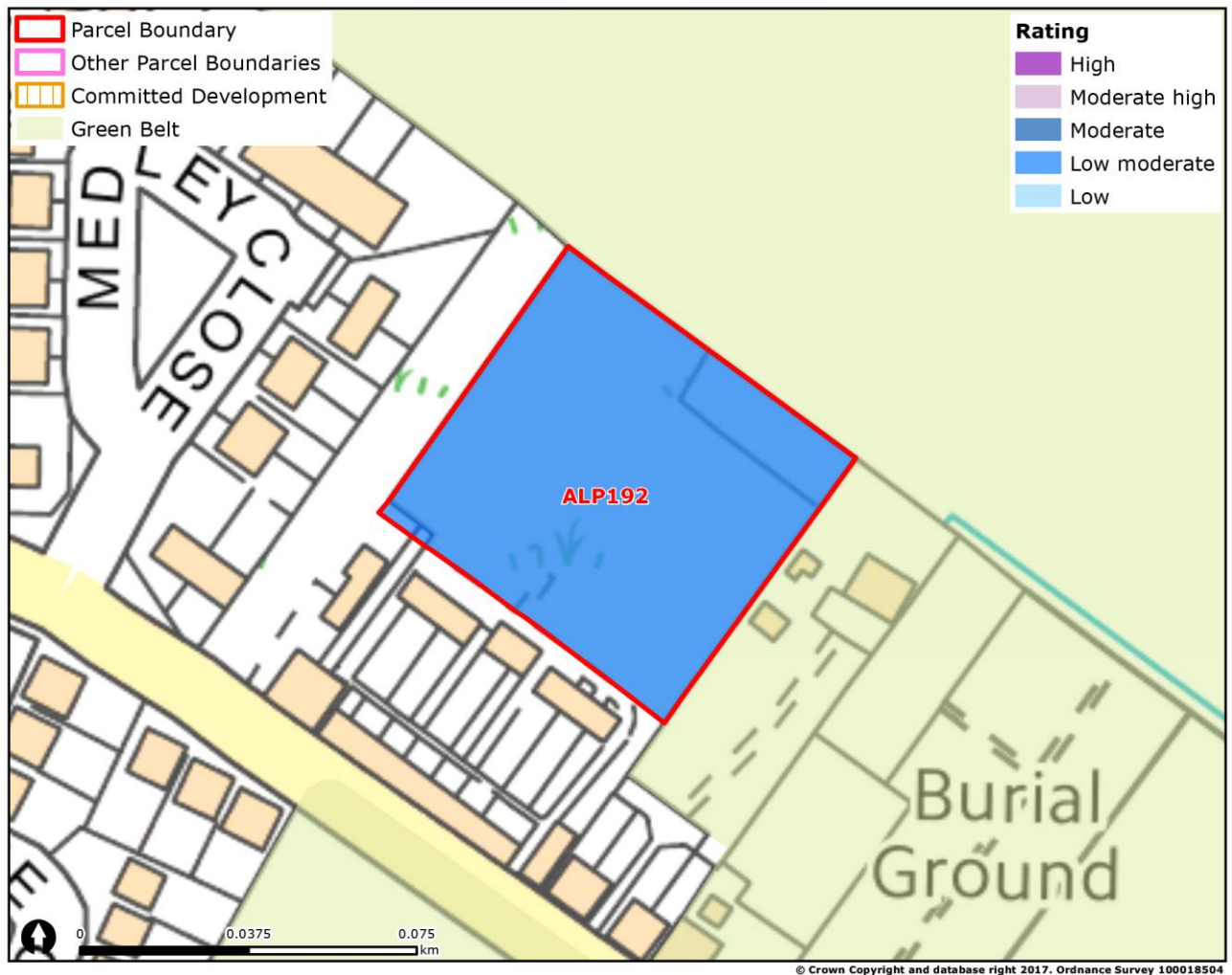
Parcels

This site is assessed as one parcel.

Site: ALP192 - Land adjacent to 25-57 Bower Lane

Site size (ha): 0.57

Parcel: ALP192 **Parcel area (ha):** 0.57



Looking south east across the northern boundary from the public footpath within the adjacent field.

Site: ALP192 - Land adjacent to 25-57 Bower Lane

Site size (ha): 0.57

Parcel: ALP192 **Parcel area (ha):** 0.57

Stage 1 assessment

Parcel: EB2

Highest contribution: Purpose 3 - Relatively strong contribution

Stage 2 assessment

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 Eaton Bray and would not be associated with the large built up area of Luton/Dunstable/Houghton or Leighton Linlade. 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	Whilst the site is undeveloped, there is little separation from settlement that encloses the site on three sides thereby giving a significant relationship with the settlement. A relationship with the wider countryside is restricted by hedgerow to the north-east which acts as a visual barrier. It is considered the site makes no significant contribution to this purpose.
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

Potential Growth Location L29 identified one spatial option for development, of which the site forms part: village extension.

Potential alternative Green Belt boundaries

A Green Belt boundary along the north-eastern and south-eastern side of the site would not constitute a weaker boundary than the existing Green Belt boundary.

Site: ALP192 - Land adjacent to 25-57 Bower Lane

Site size (ha): 0.57

Parcel: ALP192 **Parcel area (ha):** 0.57

Harm to Green Belt resulting from release

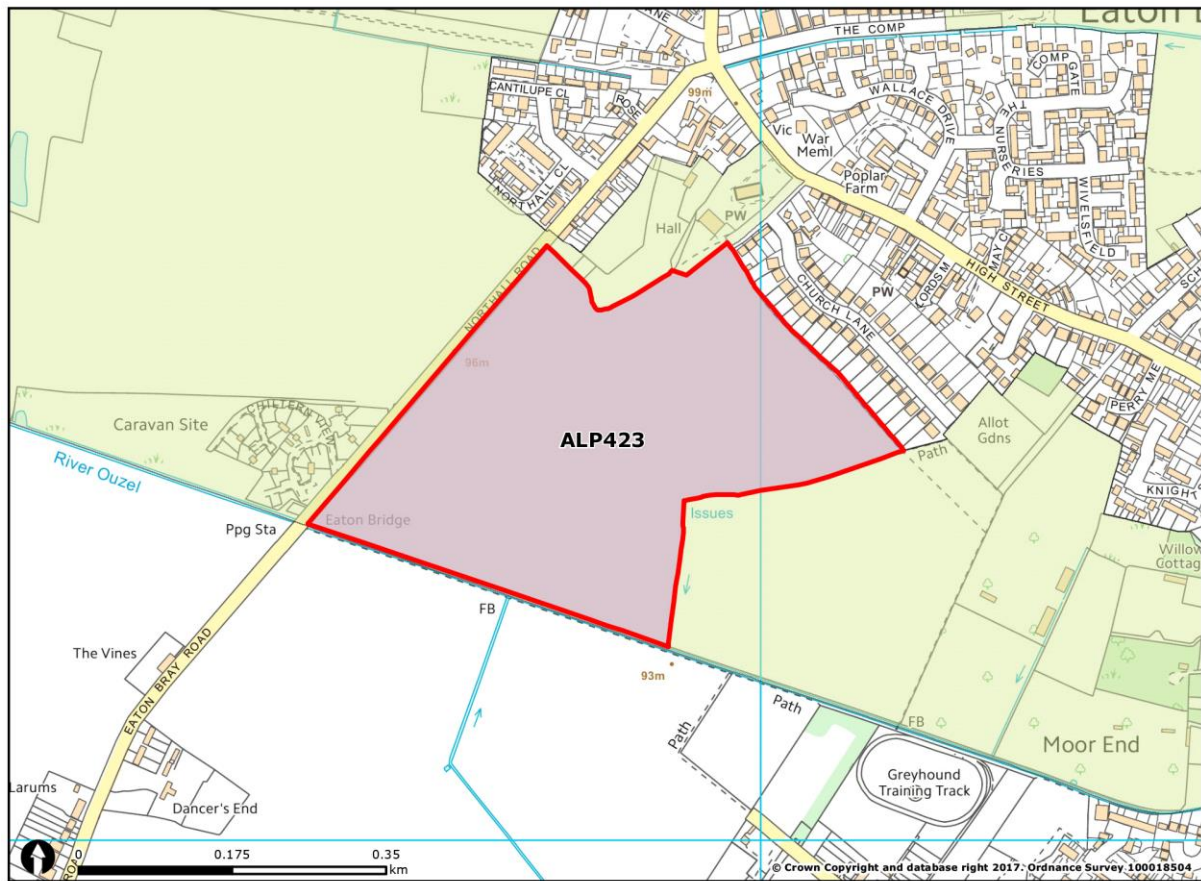
Scenario	Comments	Rating
Release of ALP192 in isolation.	This parcel does not contribute significantly to any of the Green Belt purposes. The location of this small plot in relation to existing built development means that its release would not weaken the contribution of adjacent arable farmland. It contributes to the distinction between the inset main area of Eaton Bray and the washed-over fringe along Bower Lane, so its release would represent some slight weakening of the Green Belt boundary here, potentially reducing the contribution of the land occupied by the church and adjacent houses.	Low moderate

Cumulative release scenarios

ALP192 is adjacent to the larger site ALP103 and in close proximity to NLP483. The release of sites ALP192 and ALP103 are assessed in isolation as causing low moderate and moderate high harm to the Green Belt respectively, whilst NLP483 is assessed as causing moderate harm. It is considered the harm resulting from their combined release would not be significantly greater than that of ALP103 in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating



Site description

The site is comprised of a single, large arable field on the western side of Eaton Bray and lies on the edge of the Green Belt area. The north of the site is bound by mature hedgerow with hedgerow trees, beyond which is a small area of pasture. The north-east of the site is bound by residential back gardens. The east of site is bound by hedgerow with hedgerow trees. The south of the site is bound by the River Ouzel which is lined with some hedgerow trees and the west of the site is bound by hedgerow which lines Northall Road. To the south-west of the site, on the opposite side of Northall Road is a small caravan park.

Relationship between site, settlement and countryside

The site is located on the western edge of the inset settlement of Eaton Bray. There is no significant separation between the site's northeastern edge and the settlement, but the site is undeveloped and has a strong sense of openness, forming part of a homogenous patchwork of arable fields. The site also has a very gentle north-south downward slope enabling long distance views and creating some distinction between the site and Eaton Bray occupying flatter land to the North. The caravan park located to the south-east of the site is screened by mature hedgerow with hedgerow trees along its edge, as well as Northall Road, limiting its urbanising influence. Overall the site relates more strongly to the countryside than the settlement.

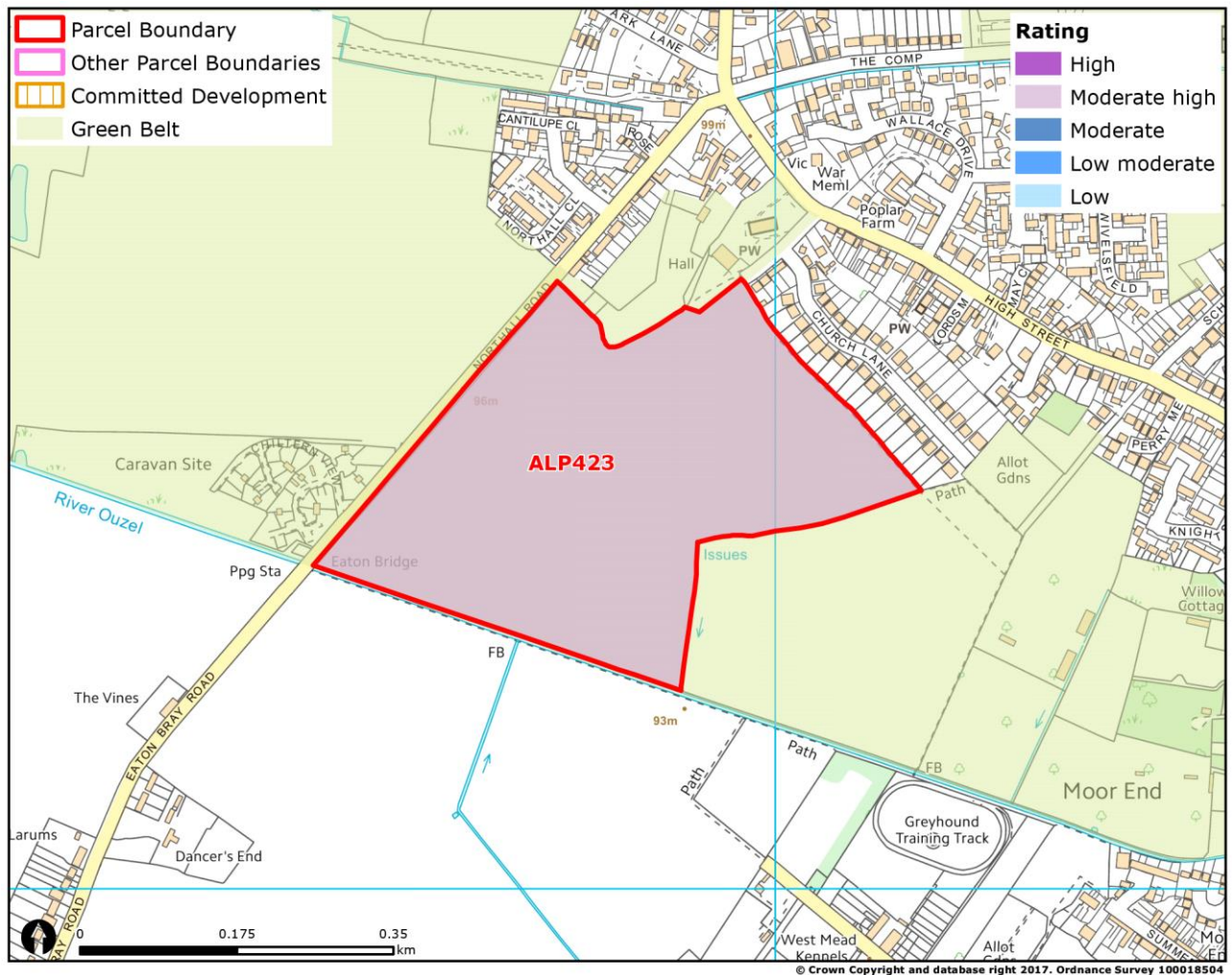
Parcels

This site is assessed as one parcel.

Site: ALP423 - Land East of Northall Road

Site size (ha): 15.86

Parcel: ALP423 Parcel area (ha): 15.86



Looking south from Northall Road near to the settlement edge.

Site: ALP423 - Land East of Northall Road

Site size (ha): 15.86

Parcel: ALP423 **Parcel area (ha):** 15.86

Stage 1 assessment

Parcel: EB1
Highest contribution: Purpose 3 - Strong contribution

Stage 2 assessment

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 Eaton Bray 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.
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. Although the settlement edge is visible to north-east, overall there is a lack of urbanising influences on the site. The site's topography and exposed edges to the south enable views and create a significant relationship a significant relationship with the wider countryside. Therefore, development of this site would represent significant 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

Two spatial options for development are identified for Potential Growth Location L30, of which the site forms part: village extension and growth in a transport corridor.

Potential alternative Green Belt boundaries

The parcel's outer edges would constitute a stronger settlement boundary than the current settlement-Green Belt interface. The River Ouzel and Northall Road are considered to constitute relatively strong boundary features, and whilst the hedgerow forming the eastern edge of the site is not a significant boundary feature it is not considered to be weaker than the existing boundary along the settlement edge. However, the River Ouzel forms the outer edge of the Green Belt, so release of the site would remove Green Belt protection from land to the south of the village. There are no alternative boundary features within the site.

Site: ALP423 - Land East of Northall Road

Site size (ha): 15.86

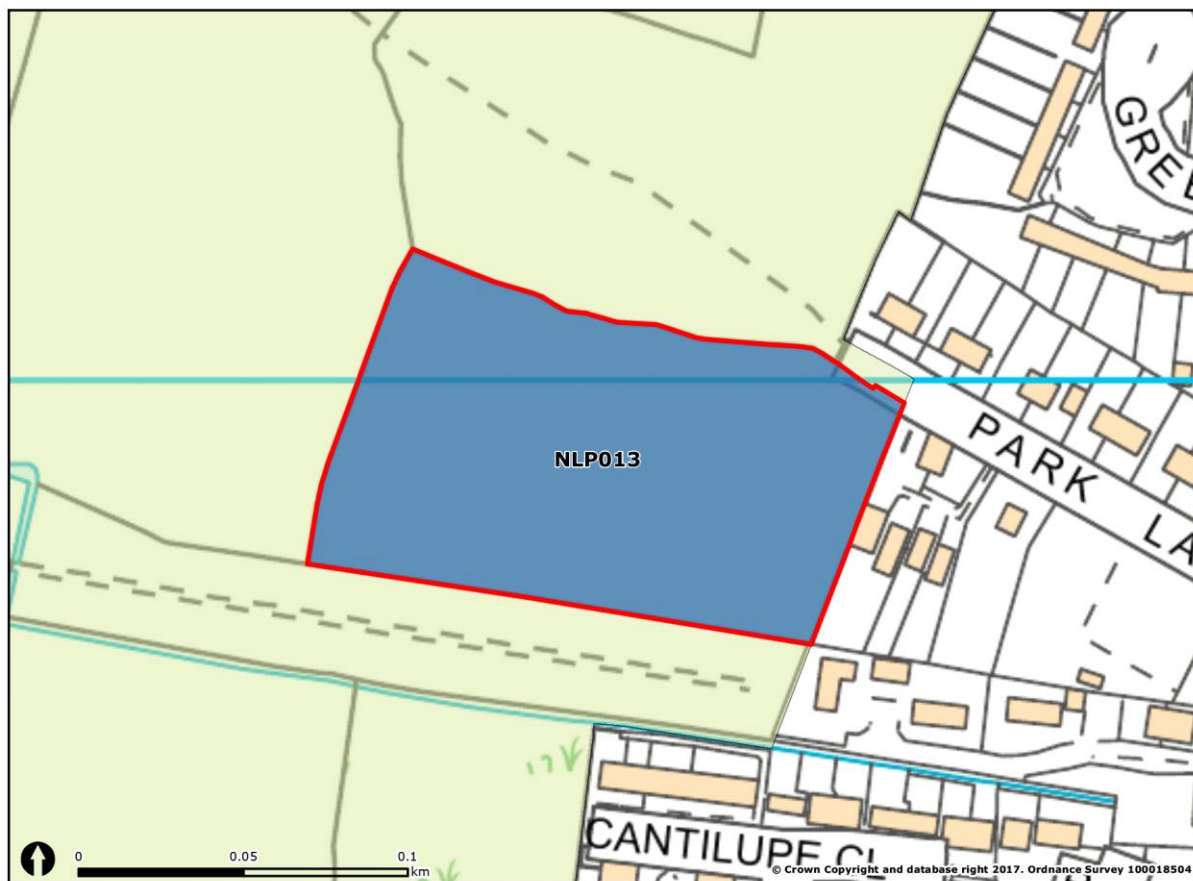
Parcel: ALP423 **Parcel area (ha):** 15.86

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP423 in isolation.	This parcel is considered to be making a relatively strong contribution to safeguarding the countryside from encroachment, but little contribution to other Green Belt purposes. Release of the land would significantly reduce the contribution of Green Belt to the east of the site as far as Moor End, as the area would be enclosed by inset development to the north, east and west and the river to the south. There would also be little justification in retaining the Green Belt status of the small area of Green Belt between the northernmost corner of the site and Eaton Bray. Harm to the Green Belt would be slightly increased by loss of a buffer of protected land between Eaton Bray and land to the south, although the extent of this harm is limited by the fact that development in Edlesborough already breaches the Green Belt edge	Moderate high

Cumulative release scenarios
Sites NLP013 and ALP072 are located to the north of the site and both assessed in isolation as causing moderate harm to the green belt. It is considered cumulative harm resulting from their combined release would not be significantly greater than ALP423 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

The site comprises a single field of pasture on the western side of Eaton Bray. The east of the site is defined by stock fencing, a driveway and a residential garden. The north, west and south of the site is bounded by consistent mature hedgerow with trees which demarcate the site from surrounding pasture fields.

Relationship between site, settlement and countryside

While the site is open and undeveloped, mature hedgerow with trees to the north, west and south create a degree of visual separation between the site and the wider countryside. Houses to the east are visually prominent exerting an urbanising influence due to the open nature of the settlement edge and relatively weak boundary created by the stock fencing. As such, the site relates more to the settlement than it does the countryside.

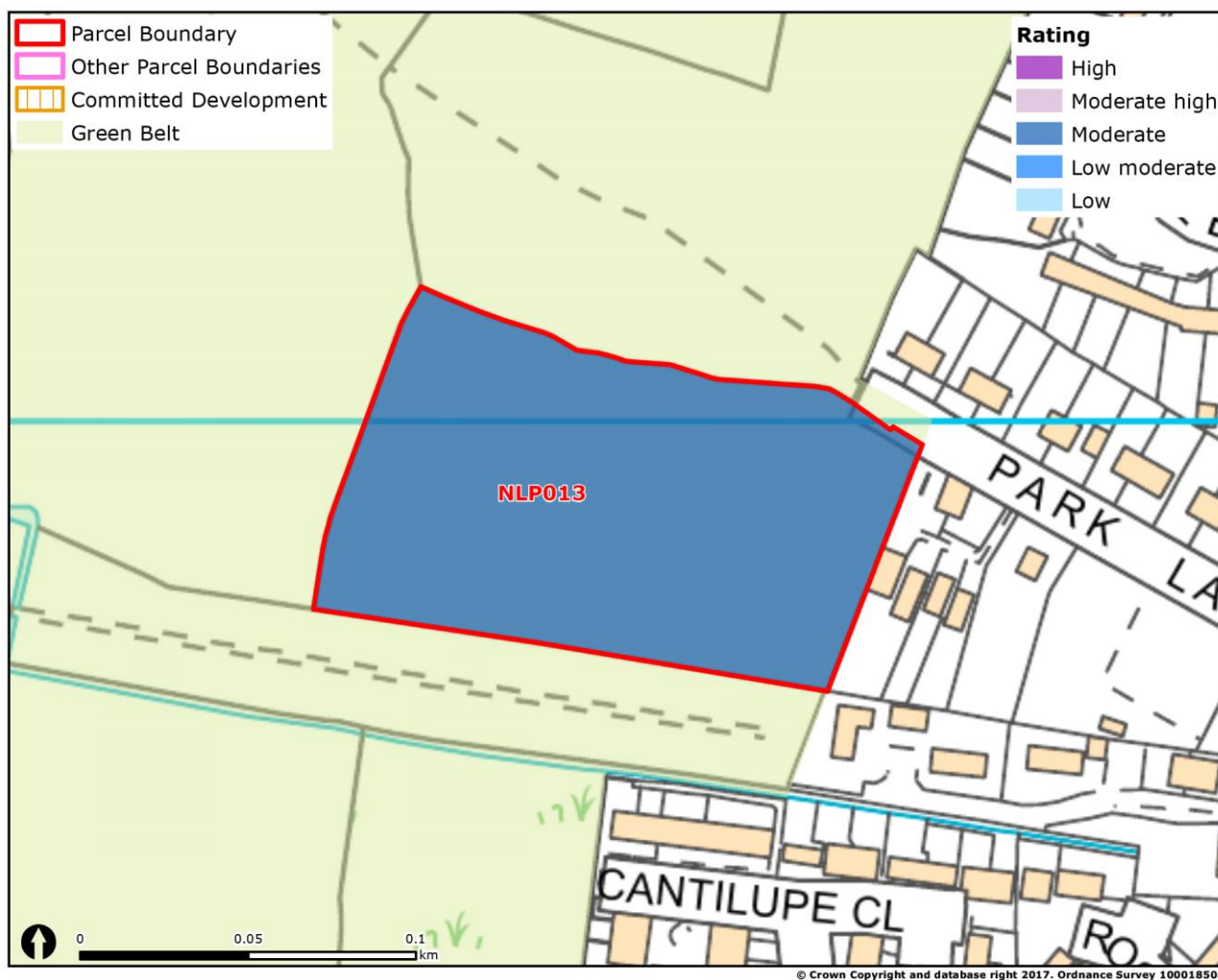
Parcels

This site is assessed as one parcel.

Site: NLP013 - Land at Park Lane, Eaton Bray

Site size (ha): 1.42

Parcel: NLP013 **Parcel area (ha):** 1.42



Looking south towards the settlement edge from Park Lane.

Parcel: NLP013 Parcel area (ha): 1.42

Stage 1 assessment

Parcel: EB1

Highest contribution: Purpose 3 - Strong contribution

Stage 2 assessment

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 Eaton Bray 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.
Purpose 2: Preventing the merger of neighbouring towns	The parcel has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	This site is open and undeveloped, but exposed edges to the east result in a lack of separation between the site and the settlement edge, which exerts an urbanising influence. The field is contained from the wider countryside due to vegetation along the north, west and southern boundaries, but is one of a number of similar hedged fields extending westwards from the edge of Eaton Bray. Therefore, development would represent some encroachment into the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The parcel does not form part of the setting of an historic town.
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 Eaton Bray, 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 an A-road mean that village extension and growth in transport corridors are the only viable development scenarios.

Potential alternative Green Belt boundaries

The southern, northern and eastern edge of this parcel is defined by field boundaries comprised of mature hedgerows with hedgerow trees. If released this would not represent a significantly weaker Green Belt than the existing boundary along the settlement edge to the east of the site.

Site: NLP013 - Land at Park Lane, Eaton Bray

Site size (ha): 1.42

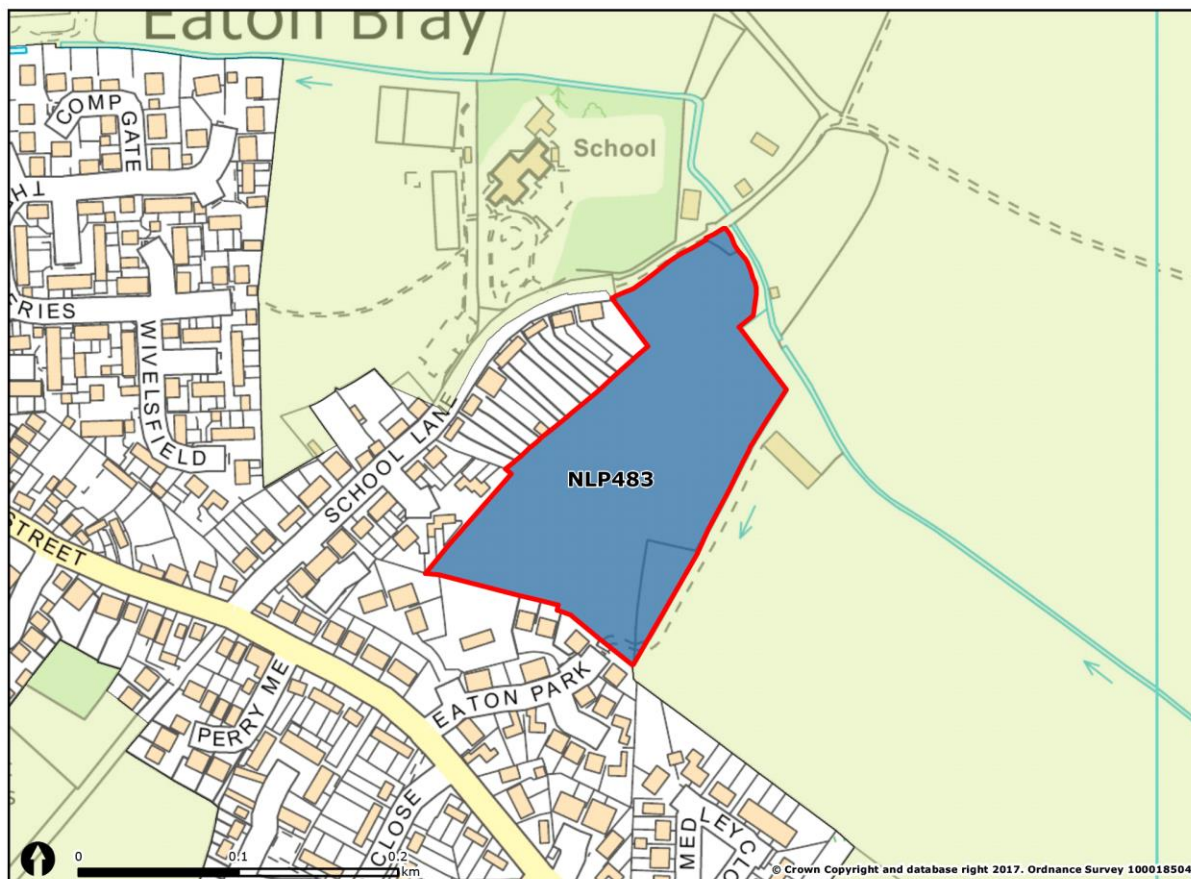
Parcel: NLP013 **Parcel area (ha):** 1.42

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP013 in isolation.	The parcel makes a moderate contribution to preventing encroachment of the countryside but does not contribute to other Green Belt purposes. Its release could weaken the contribution of adjacent Green Belt land to the west and north due to the lack of strong Green Belt boundaries.	Moderate

Cumulative release scenarios
NLP013 is adjacent to ALP072 and in close proximity to ALP423. The release of both NLP013 and ALP072 in isolation are assessed as causing moderate harm to the Green Belt while ALP423 is assessed as causing moderate high harm. It is considered cumulative harm resulting from their combined release would not be significantly greater than that of ALP423 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

The site comprises of a relatively flat single arable field on eastern side of Eaton Bray. The western side is bound by residential back gardens and a small section of School Lane with some mature trees. The north-eastern side is bound by mature hedgerow with hedgerow trees that line a farm track. The eastern side of the site is defined by mature hedgerow and hedgerow trees, beyond which is a farm access road leading up to an agricultural building. The southern side of the field is bound by residential gardens with some box hedging and a small number of mature trees.

Relationship between site, settlement and countryside

The site is located on the eastern edge of the inset settlement of Eaton Bray. There is no significant separation between the site and the settlement on the western and southern side of the sites with residential buildings exerting an urbanising influence on the character of the site. Mature hedgerow on the eastern and north-eastern sides of the site provides a degree of separation from the wider countryside. The site nonetheless is open and undeveloped and relates somewhat to the wider countryside to the east and north-east, forming part of the homogenous patchwork of arable fields delineated with hedgerows and tree lines set between Eaton Bray and Church End.

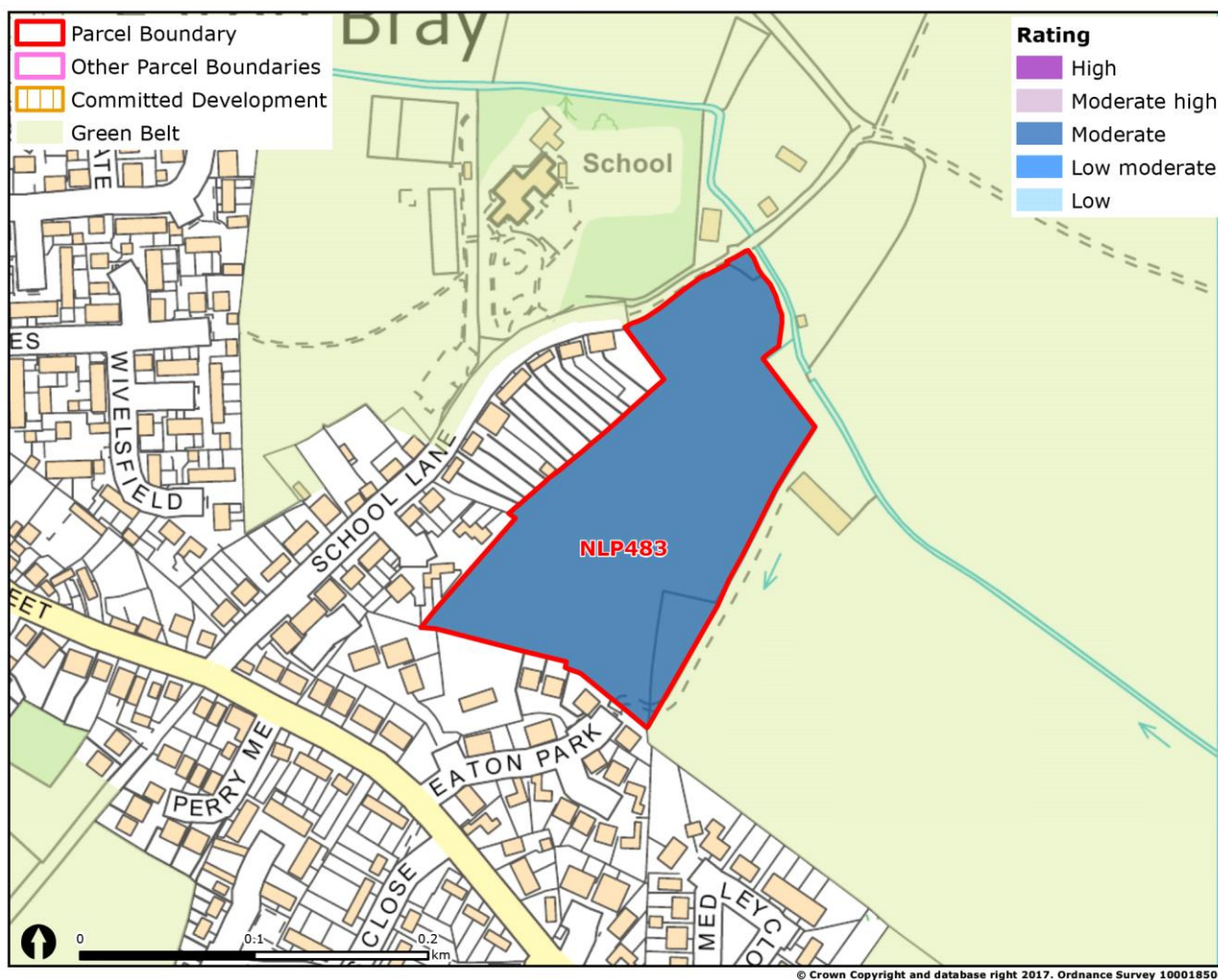
Parcels

This site is assessed as one parcel.

Site: NLP483 - Land off Eaton Park

Site size (ha): 2.69

Parcel: NLP483 Parcel area (ha): 2.69



Looking south towards the settlement edge from School Lane.

Site: NLP483 - Land off Eaton Park

Site size (ha): 2.69

Parcel: NLP483 **Parcel area (ha):** 2.69

Stage 1 assessment

Parcel: EB2

Highest contribution: Purpose 3 - Relatively strong contribution

Stage 2 assessment

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 Eaton Bray and would not be associated with the large built up area of Luton/Dunstable. Houghton Regis/ Leighton Linlade. 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 displays characteristics of the countryside being open and undeveloped. Exposed edges to the south and west result in some urbanising influence from Eaton Bray and the site is somewhat visually contained from the wider countryside due to vegetation on the eastern and north-eastern sides of the site. Therefore, development of this site 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

Potential Growth Location L29 identified one spatial option for development, of which the site forms part: village extension.

Potential alternative Green Belt boundaries

Whilst the boundaries to the site are not considered to form strong separating features, they would be of a similar strength to the existing Green Belt boundary at Eaton Bray. There are no alternative Green Belt boundaries.

Site: NLP483 - Land off Eaton Park

Site size (ha): 2.69

Parcel: NLP483 **Parcel area (ha):** 2.69

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP483 in isolation.	The parcel makes a moderate contribution to preventing encroachment of the countryside but does not contribute significantly to other Green Belt purposes. Its release would weaken the contribution of the adjacent field to the east of the site as this would be enclosed on two sides by inset development.	Moderate

Cumulative release scenarios

NLP483 is adjacent to the larger site ALP103 and in close proximity to the smaller ALP192. The release of NLP483 and ALP103 in isolation is assessed as causing moderate and moderate high harm to the Green Belt respectively, whilst ALP192 is assessed as causing low moderate harm. ALP103 makes a more significant contribution to preventing encroachment onto the countryside than NLP483 and ALP192 and it is considered the harm resulting from their combined release would not be significantly greater than that of ALP103 in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating