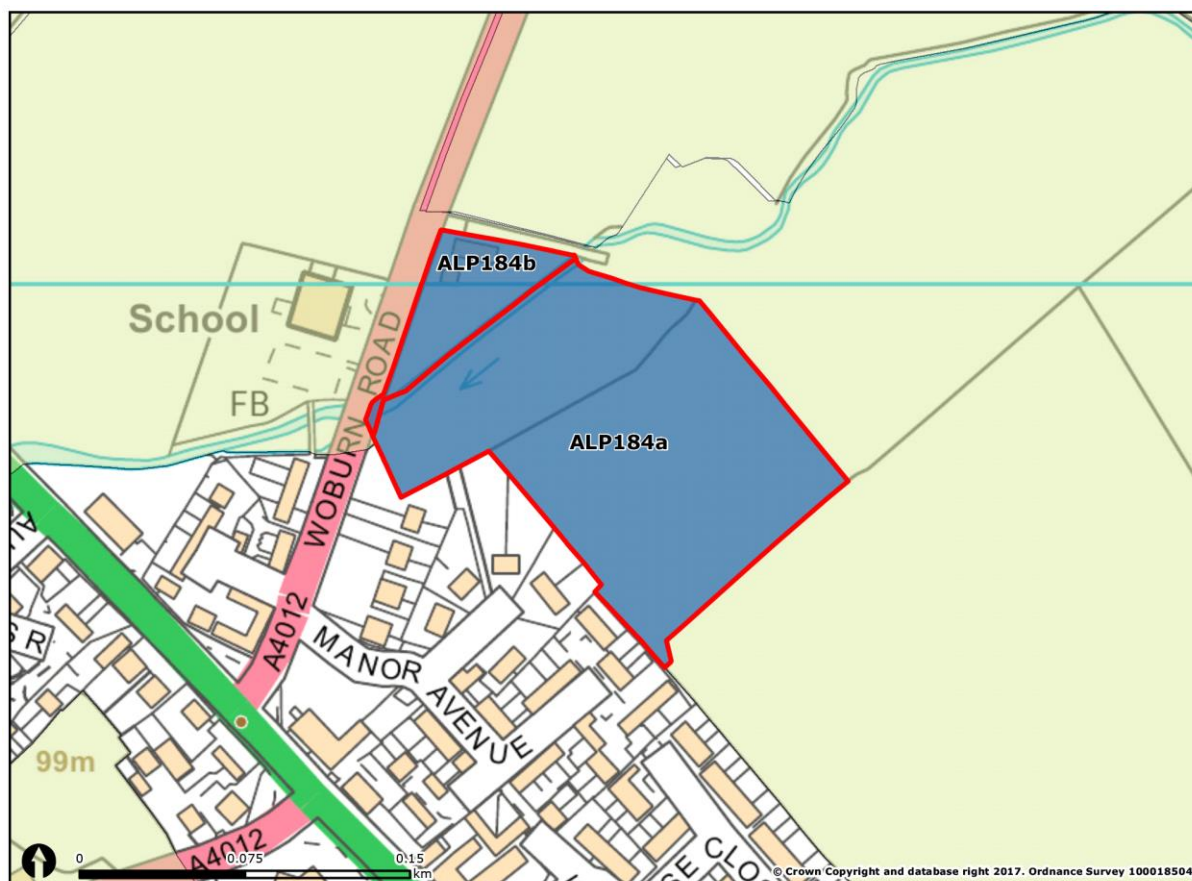


Hockliffe



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



Site description

Two pasture fields on the north side of Hockliffe, adjacent to the inset settlement edge on Manor Avenue, together with one dwelling and associated outbuildings (operating as a cattery) to the east of the A4012 Woburn Road. The fields are bounded by hedgerows which are well treed, particularly along the margin between the westernmost field and the cattery which follows Clipstone Brook. Hockliffe Lower School, which is washed-over by the Green Belt, lies to the west of Woburn Road, and to the north and east the site abuts further agricultural land, sloping gently uphill eastwards towards Tebworth.

Relationship between site, settlement and countryside

Many of the fields around Hockliffe are large, giving the area a strong, open, agricultural character, but the smaller fields within the site have a degree of containment, through vegetation and the presence of the buildings within the site, that gives them some relationship with the settlement edge as well as with the wider agricultural landscape. The house and cattery buildings are not in themselves a significant urbanising influence, and whilst proximity to the school strengthens the relationship with built development the well-vegetated Clipstone Brook maintains some separation from the inset settlement.

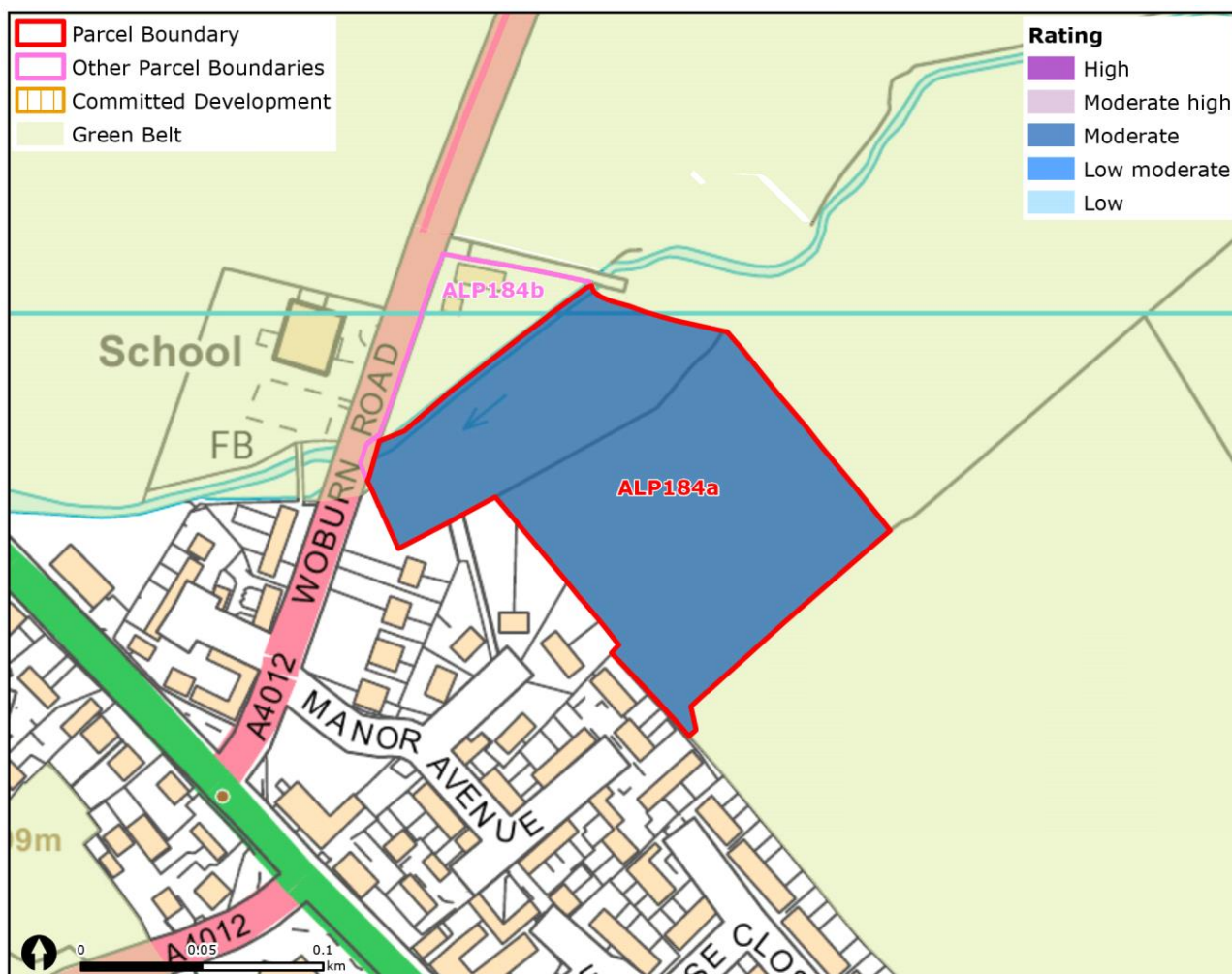
Parcels

The site is assessed as two parcels of land: the house and cattery buildings to the west of Clipstone Brook and the two fields. The two fields without the development to the west of Clipstone Brook are also assessed as site NLP259.

Site: ALP184 - Land R/O Manor Avenue, Woburn Rd, Hockliffe

Site size (ha): 2.24

Parcel: ALP184a **Parcel area (ha):** 1.96



Looking east from the field gate off the A4012

Parcel: ALP184a Parcel area (ha): 1.96

Stage 1 assessment

Parcel: HL3

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 Hockliffe 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	The parcel does not make a significant contribution to the extent of any countryside gaps between towns.
Purpose 3: Safeguarding the countryside from encroachment	The fields are undeveloped but their proximity to the settlement edge and contained by vegetation creates some relationship with the settlement, and some separation from the wider countryside.
Purpose 4: Preserving the setting and special character of historic towns	The site is too distant from the nearest historic town, Leighton Linlade, to make any significant contribution to its setting.
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

Three spatial options for development are identified for Potential Growth Location L15, of which the site forms part: village extension, growth in a transport corridor, and new settlement. However the site's location adjacent to the settlement edge of Hockliffe means that village extension is the only viable development scenario.

Potential alternative Green Belt boundaries

Clipstone Brook already forms the Green Belt boundary at the western end of the village, to either side of the A5, so use of this feature as a new edge would be consistent. The presence of built development in ALP184b, immediately to the west, and across Woburn Road (the school), compromises the strength of the brook as a boundary slightly; however there are no alternative boundary features beyond Woburn Road and the farm track containing ALP184b. To the north and east the parcel's hedgerow boundaries are as clearly defined as the existing settlement edge, but the current boundary within the parcel is consistent with the rest of the northern side of the village.

Site: ALP184 - Land R/O Manor Avenue, Woburn Rd, Hockliffe

Site size (ha): 2.24

Parcel: ALP184a **Parcel area (ha):** 1.96

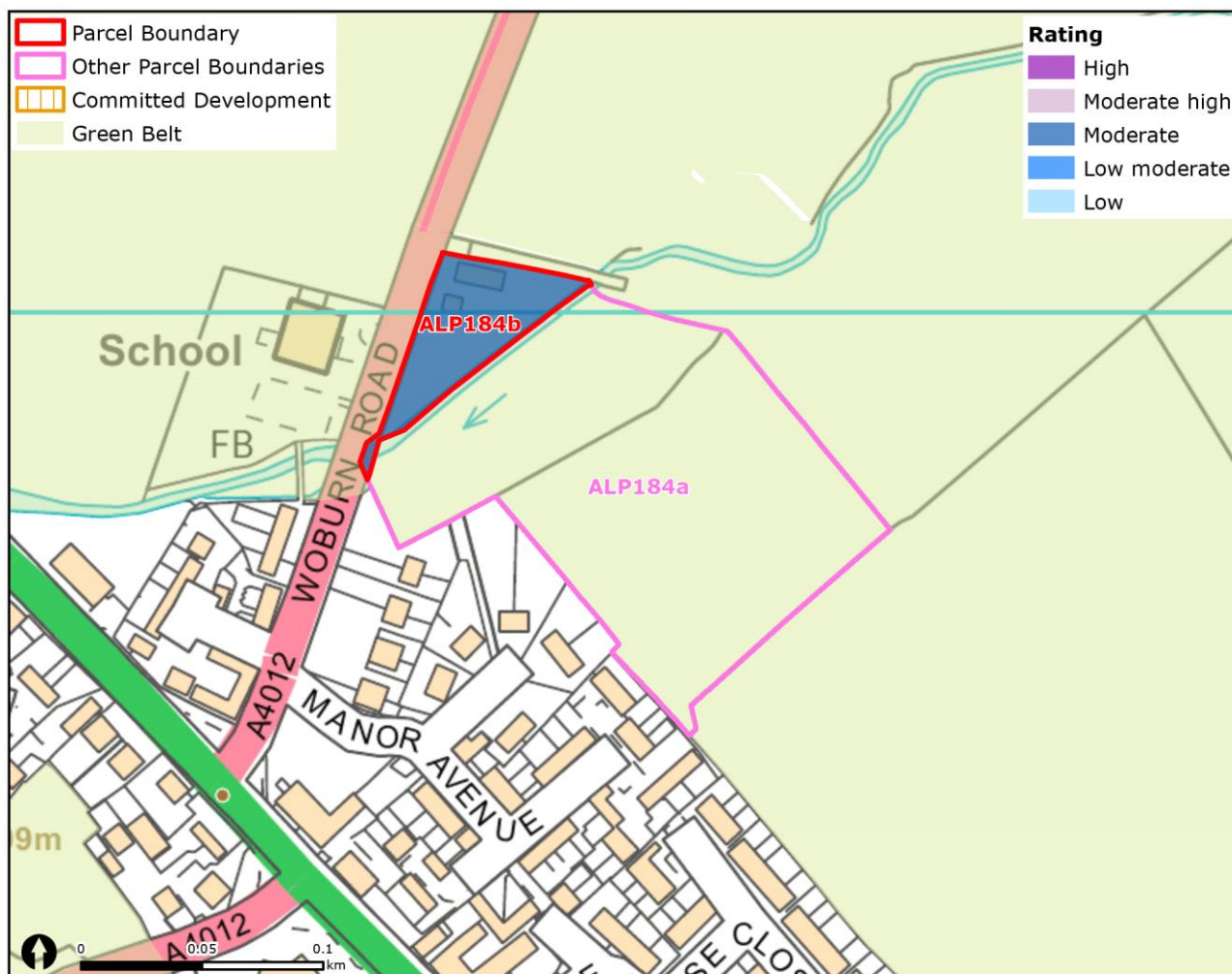
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP184a in isolation.	The parcel is undeveloped and does not have strong urban influences, so its release would represent encroachment on the countryside. Its size, containment and proximity to the urban edge limit the potential harm to the wider Green Belt, although there would be some weakening of the Green Belt contribution of the adjacent parcel, ALP184b.	Moderate

Site: ALP184 - Land R/O Manor Avenue, Woburn Rd, Hockliffe

Site size (ha): 2.24

Parcel: ALP184b **Parcel area (ha):** 0.28



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Looking south along the A4012

Parcel: ALP184b Parcel area (ha): 0.28

Stage 1 assessment

Parcel: A

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 Hockliffe 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	The parcel does not make a significant contribution to the extent of any countryside gaps between towns.
Purpose 3: Safeguarding the countryside from encroachment	This small area of land is already to a large extent developed, and is too close to Hockliffe not to be considered part of the settlement. However the buildings are not strongly urban in character/form, and Clipstone Brook and associated tree cover do create a distinction between the urban area and the parcel. The school buildings across the road are similarly separated from the main urban area by the tree-lined brook, and both face onto large, open fields to the north, creating a relationship with the wider countryside.
Purpose 4: Preserving the setting and special character of historic towns	The site is too distant from the nearest historic town, Leighton Linlade, to make any significant contribution to its setting.
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

Three spatial options for development are identified for Potential Growth Location L15, of which the site forms part: village extension, growth in a transport corridor, and new settlement. However the site's location adjacent to the settlement edge of Hockliffe means that village extension is the only viable development scenario.

Potential alternative Green Belt boundaries

Clipstone Brook and the field to the south (ALP184a) create a degree of separation between the parcel and the inset settlement, although they are physically close. The brook already forms the Green Belt edge at the western end of the village, to either side of the A5, so extension beyond it would represent a weakening of the wider boundary, but the parcel is nonetheless clearly contained by the A4012 and by a farm access track (also a public right of way).

Site: ALP184 - Land R/O Manor Avenue, Woburn Rd, Hockliffe

Site size (ha): 2.24

Parcel: ALP184b **Parcel area (ha):** 0.28

Harm to Green Belt resulting from release

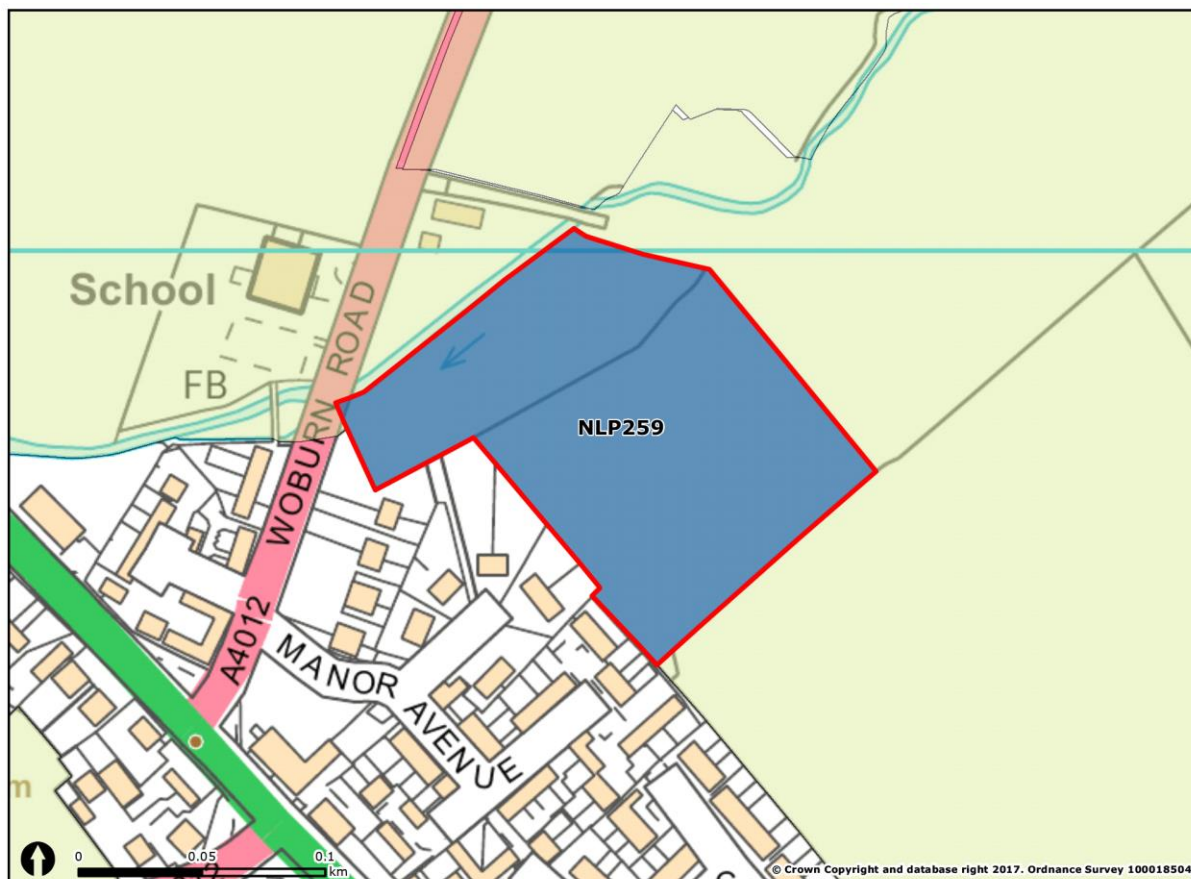
Scenario	Comments	Rating
Release of ALP184b in isolation.	The parcel's small size, existing built development and containmment limit the Green Belt harm that its release could cause, but it would in isolation represent an awkward addition to the urban area, weakening the Green Belt contribution of the fields to the east (ALP184a) and the school to the west.	Moderate

Cumulative release scenarios

ALP184 is in close proximity to NLP538. ALP184 is assessed in isolation as causing moderate harm to the Green Belt, whilst NLP538 is assessed as causing moderate high harm. It is considered the harm resulting from their combined release would not be significantly greater than that of NLP528 in isolation.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating
Release of site ALP184 in its entirety.	The harm resulting from releasing this site is not significantly greater than the harm resulting from release of either parcel in isolation.	Moderate



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



Site description

Two pasture fields on the north side of Hockliffe, adjacent to the inset settlement edge to the south (on Manor Avenue), and to one dwelling and associated outbuildings (operating as a cattery) to the west, alongside the A4012 Woburn Road. The fields are bounded by hedgerows which are well treed, particularly along the margin between the westernmost field and the cattery which follows Clipstone Brook. Hockliffe Lower School, which is washed-over by the Green Belt, lies to the west of Woburn Road, and to the north and east the site abuts further agricultural land, sloping gently uphill eastwards towards Tebworth.

Relationship between site, settlement and countryside

Many of the fields around Hockliffe are large, giving the area a strong, open, agricultural character, but the smaller fields within the site have a degree of containment, through vegetation and the presence of the buildings to the west of the site, that gives them some relationship with the settlement edge as well as with the wider agricultural landscape. The house and cattery buildings are not a significant urbanising influence.

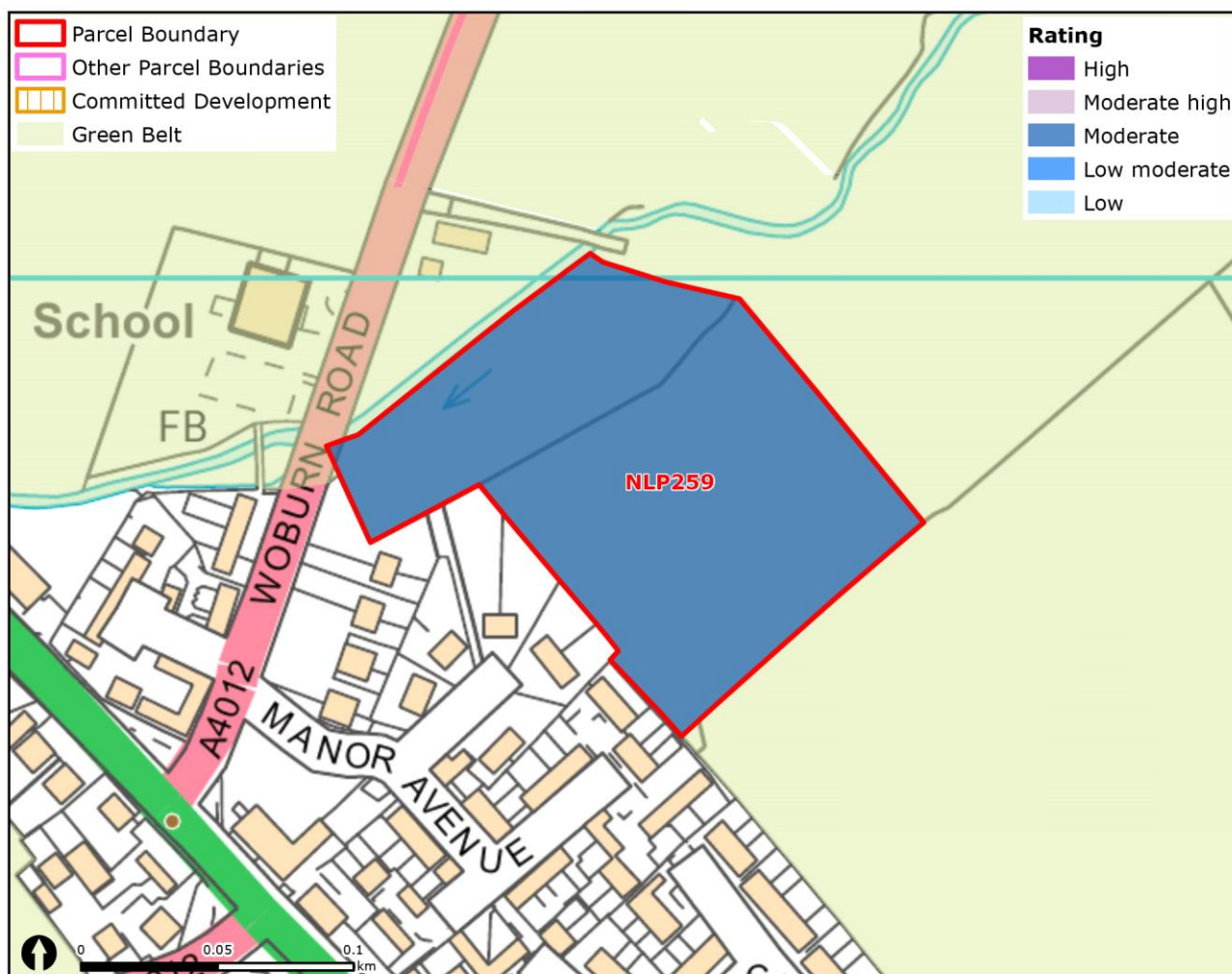
Parcels

The site is assessed as a single parcel of land. Together with the adjacent cattery it is also assessed as site ALP184.

Site: NLP259 - Land R/O Manor Avenue, Woburn Rd, Hockliffe

Site size (ha): 1.92

Parcel: NLP259 Parcel area (ha): 1.92



Looking east from the field gate off the A4012

Parcel: NLP259 Parcel area (ha): 1.92

Stage 1 assessment

Parcel: HL3

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 Hockliffe 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	The parcel does not make a significant contribution to the extent of any countryside gaps between towns.
Purpose 3: Safeguarding the countryside from encroachment	The fields are undeveloped but their proximity to the settlement edge and contained by vegetation creates some relationship with the settlement, and some separation from the wider countryside.
Purpose 4: Preserving the setting and special character of historic towns	The site is too distant from the nearest historic town, Leighton Lincolns, to make any significant contribution to its setting.
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

Three spatial options for development are identified for Potential Growth Location L15, of which the site forms part: village extension, growth in a transport corridor, and new settlement. However the site's location adjacent to the settlement edge of Hockliffe means that village extension is the only viable development scenario.

Potential alternative Green Belt boundaries

Clipstone Brook already forms the Green Belt boundary at the western end of the village, to either side of the A5, so use of this feature as a new edge would be consistent. The presence of built development in ALP184b, immediately to the west, and across Woburn Road (the school), compromises the strength of the brook as a boundary slightly; however there are no alternative boundary features beyond Woburn Road and the farm track containing ALP184b. To the north and east the parcel's hedgerow boundaries are as clearly defined as the existing settlement edge, but the current boundary within the parcel is consistent with the rest of the northern side of the village.

Site: NLP259 - Land R/O Manor Avenue, Woburn Rd, Hockliffe

Site size (ha): 1.92

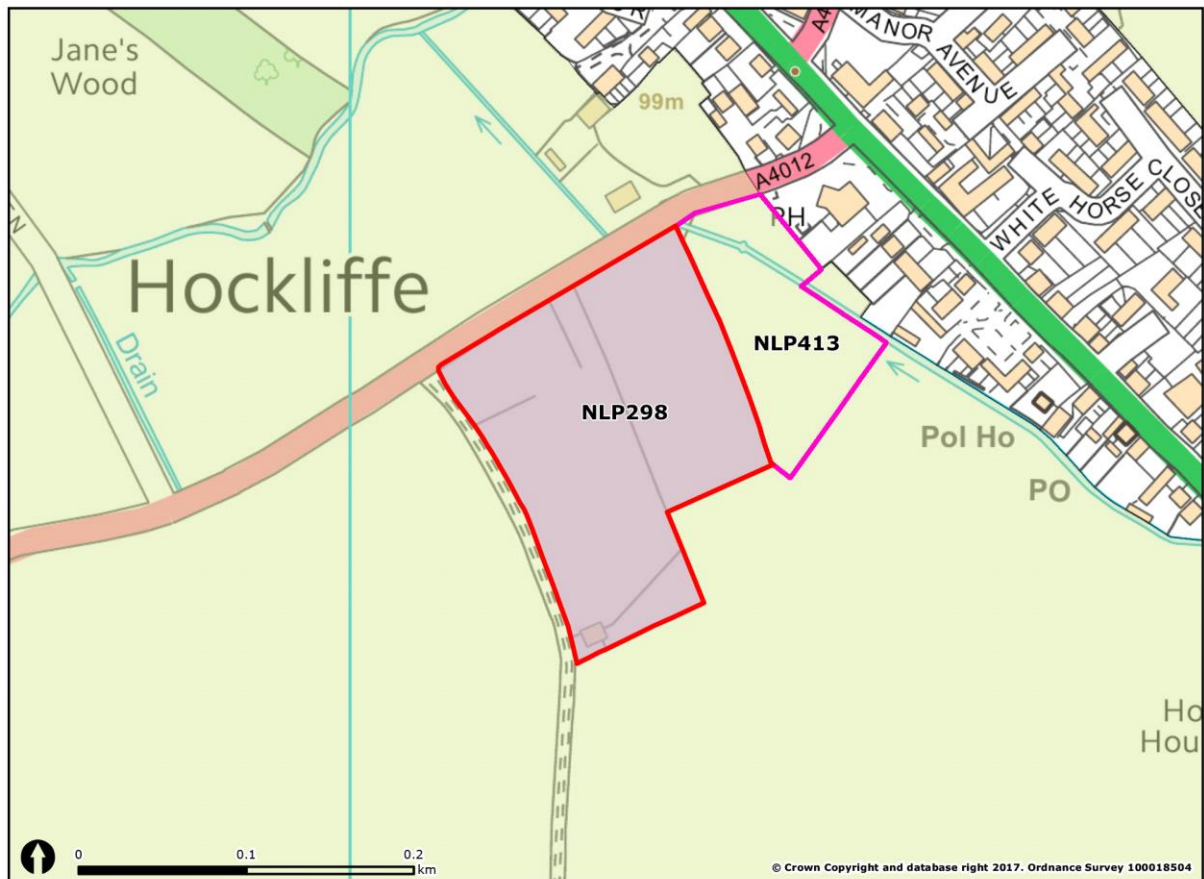
Parcel: NLP259 **Parcel area (ha):** 1.92

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP259 in isolation.	The parcel is undeveloped and does not have strong urban influences, so its release would represent encroachment on the countryside. Its size, containment and proximity to the urban edge limit the potential harm to the wider Green Belt, although there would be some weakening of the Green Belt contribution of the adjacent washed-over development to the west.	Moderate

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



Site description

The site is comprised of two fields of pasture and is located on the western side of the inset settlement of Hockliffe, separated by a small field. The site is bound to the north and west by hedgerow with hedgerow trees that line Leighton Road and Woodcock Lane. The south and east of the site is bound hedgerow with hedgerow trees, which define the boundary between adjacent arable and pastoral fields. This hedgerow is particularly dense in the south-western and south-eastern corner of the site. The two fields within the site are defined by a line of stock fencing and mature trees in places.

Relationship between site, settlement and countryside

Hedgerow and hedgerow trees that bound the entirety of the site provide some physical and visual separation from both the settlement and the wider countryside. Leighton Road also provides some physical separation from the countryside to the north. However, the separation from the settlement is reinforced by the small field that lies to the east of the site. The site is open and undeveloped which distinguishes it from the settlement and means it relates more to the wider countryside.

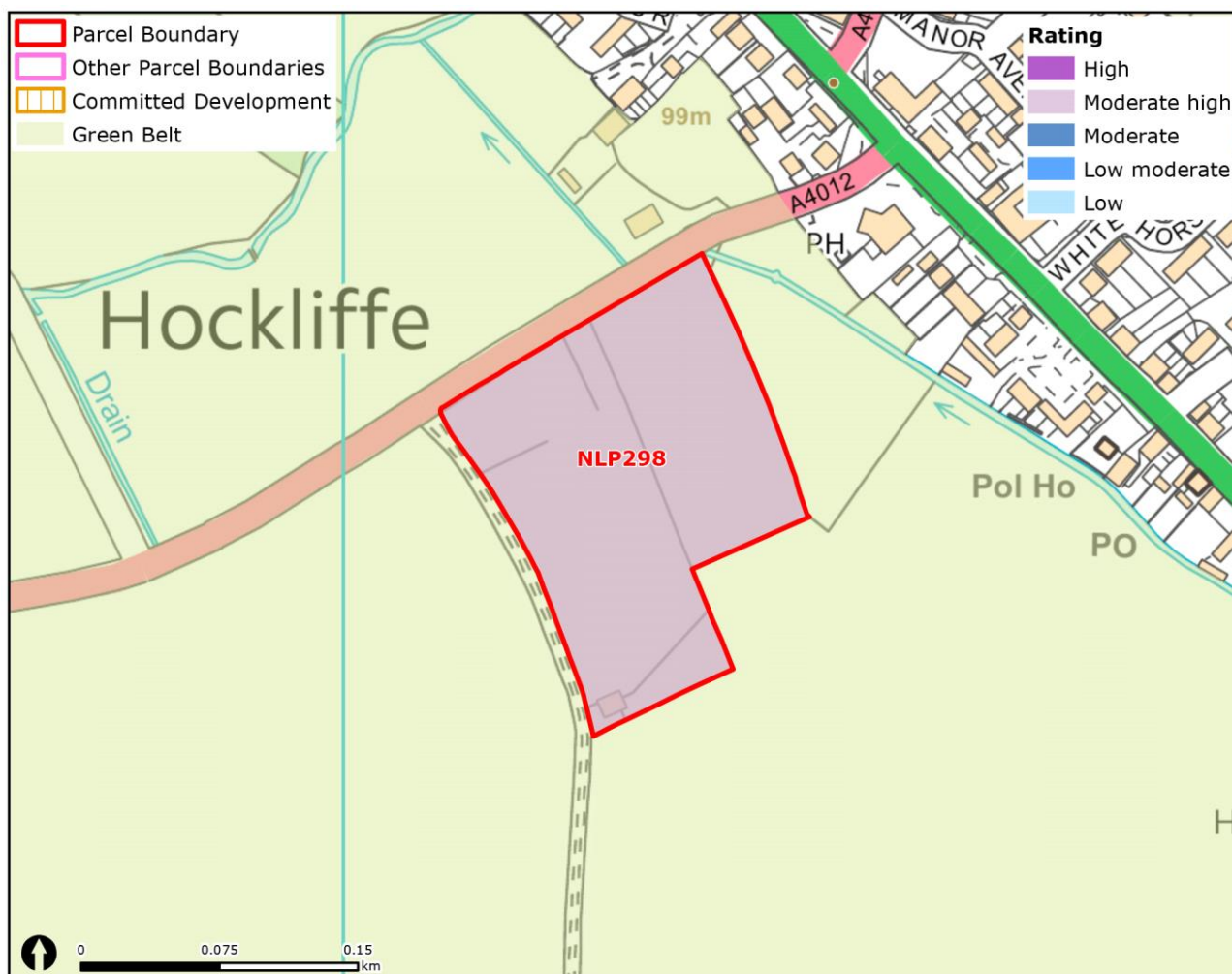
Parcels

This site is assessed as one parcel.

Site: NLP298 - Land south of Leighton Road

Site size (ha): 2.73

Parcel: NLP298 Parcel area (ha): 2.73



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Looking south west along the northern boundary from Leighton Road.

Parcel: NLP298 Parcel area (ha): 2.73

Stage 1 assessment

Parcel: HL2

Highest contribution: Purpose 3 - Moderate 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 Hockliffe 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 relates to the character of the countryside being open and undeveloped. The adjacent field to the east of the site provides a sense of separation from the settlement. Vegetation along the site's boundaries reinforces a sense of separation from settlement, as well as providing a visual barrier to the wider countryside. As such, development would represent significant 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 L15, 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

Leighton Road and Woodcock Lane would constitute a reasonably strong alternative boundary, but at the expense of the consistent linear form of the village to the south of the A5, where development is contained by a watercourse.

Site: NLP298 - Land south of Leighton Road

Site size (ha): 2.73

Parcel: NLP298 **Parcel area (ha):** 2.73

Harm to Green Belt resulting from release

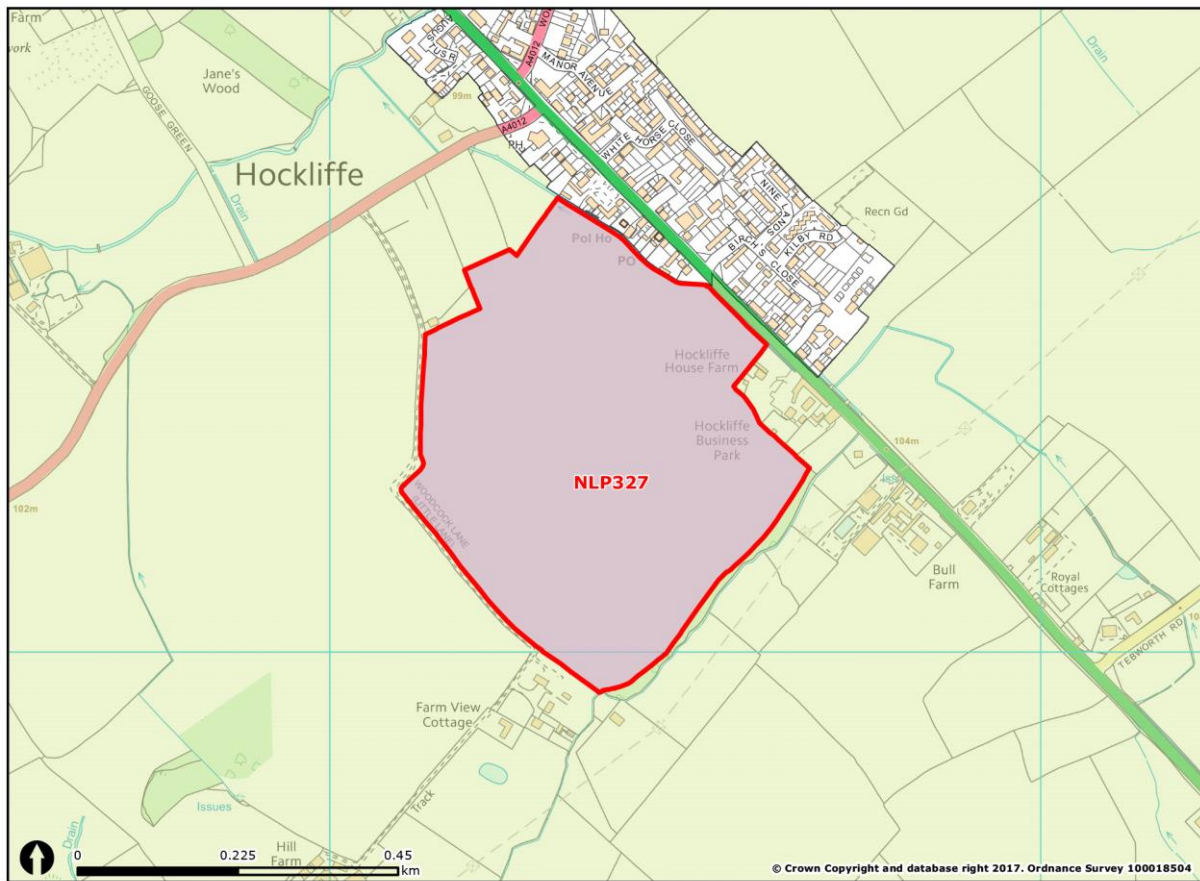
Scenario	Comments	Rating
Release of the whole of NLP298 in isolation.	The site makes a significant contribution to preventing encroachment on the countryside but does not contribute significantly to other Green Belt purposes. It has boundary features that provide a degree of containment, but would constitute a significant change to the existing linear form of the village that would in turn weaken the contribution of Green Belt land between the south-eastern boundary of the Site and the existing settlement edge. Were the site to be released, there would be little justification in retaining the Green Belt status of the small field immediately to the east.	Moderate high
Site NLP298 + NLP413	Site NLP298 and NLP413 make a significant contribution to preventing encroachment on the countryside but do not contribute significantly to other Green Belt purposes. Leighton Road and Woodcock Lane that bound the north and west of the sites respectively constitute relatively strong boundaries and therefore release of the site would not significantly weaken the contribution of Green Belt land to the north and west of the sites. A lack of strong boundary features along the southern boundaries of the sites and extent of inset settlement of Hockcliffe to the south-east will result in some weakening of the Green Belt between the south-western corner of NLP298 and the north-eastern edge of the field to the south. The inclusion of site NLP413 into this release scenario reduces the harm as there will not be an area of weak Green Belt remaining between NLP298 and the settlement.	Moderate high

Cumulative release scenarios

NLP298 is located adjacent to ALP125 and NLP327. All of these sites are assessed in isolation to cause moderate high harm to the Green Belt and the harm resulting from their combined release would not be significantly greater.

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 comprises a single large field under arable cultivation, sloping gently down to the north-east, abutting the defined settlement edge along the A5 and properties backing onto it. Mature trees line much of the boundary. Hockliffe Business Park, further east along the road, is within the Green Belt. The site is bound to the north-west by an uneven line of hedgerows and trees that define the boundaries of adjacent small fields of pasture. To the south-east the boundary is defined by a belt of mature trees that line a small stream. An access track and Woodcock Lane, lined with hedgerows and hedgerow trees, defines the western boundary.

Relationship between site, settlement and countryside

There is intervisibility between the site and Hockliffe due to the upwards slope of the land away from the settlement edge. However, the inset settlement has a relatively limited urbanising influence on the site because of the belt of mature trees shrubs along the A5 and mature hedgerows that line residential gardens act to partially screen the settlement edge. The washed-over Hockliffe Business Park (within the Green Belt) has more exposed edges, but development within it is generally low-lying. Relatively strong field boundaries provide a degree of separation between the site and countryside to the north-west and south-east, but this is a large field with a strong sense of openness, forming part of an extensive patchwork of undulating arable and pastoral land that stretches westwards from the settlement edge of Hockliffe.

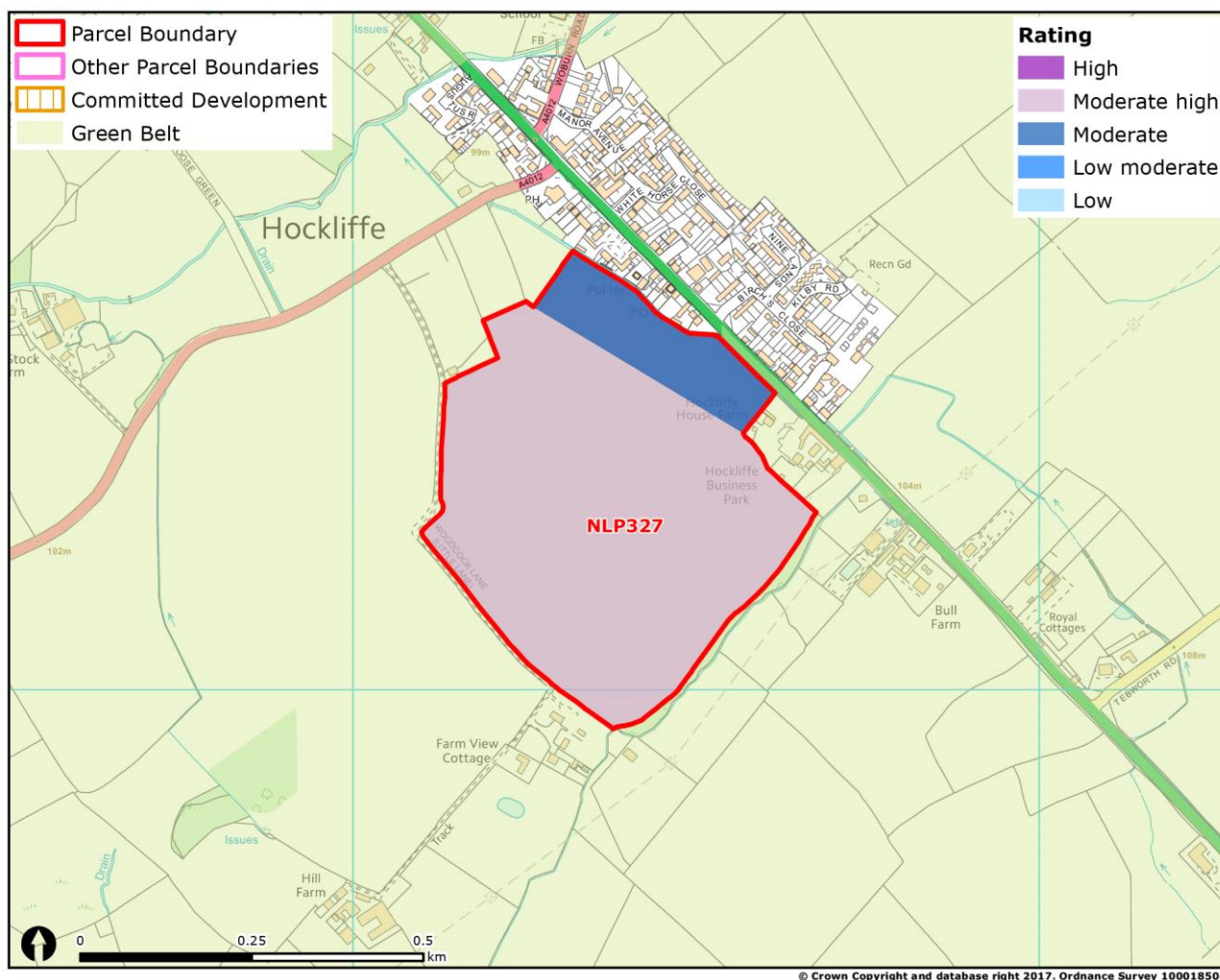
Parcels

This site has been assessed as a single parcel.

Site: NLP327 - Land to the South West of the A5, Hockliffe

Site size (ha): 24.20

Parcel: NLP327 Parcel area (ha): 24.20



Looking north-east across the parcel, towards Hockliffe, from Woodcock Lane

Parcel: NLP327 Parcel area (ha): 24.20

Stage 1 assessment

Parcel: HL2

Highest contribution: Purpose 3 - Moderate 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 Hockliffe 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	The parcel does not make a significant contribution to the extent of any countryside gaps between towns.
Purpose 3: Safeguarding the countryside from encroachment	Although there is a degree of urban influence the site has a stronger relationship with the wider countryside than with the settlement.
Purpose 4: Preserving the setting and special character of historic towns	The site is too distant from the nearest historic town, Leighton Linlade, to make any significant contribution to its setting.
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

Three spatial options for development are identified for Potential Growth Location L15, of which the site forms part: village extension, growth in a transport corridor, and new settlement. However the site's location adjacent to the settlement edge of Hockliffe, 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

Although most of the inset settlement of Hockliffe lies to the north of the A5 there is also development to the south of the road, adjacent to the parcel, which weakens the role of the road as a boundary. However the houses along the A5 have relatively strong boundary tree cover. The parcel's other edges would form a similar strength alternative Green Belt boundary, although to the north-west the A4012, separated from the site by narrow fields, would constitute a stronger edge. There are no existing alternative boundary features within the parcel.

Site: NLP327 - Land to the South West of the A5, Hockliffe

Site size (ha): 24.20

Parcel: NLP327 **Parcel area (ha):** 24.20

Harm to Green Belt resulting from release

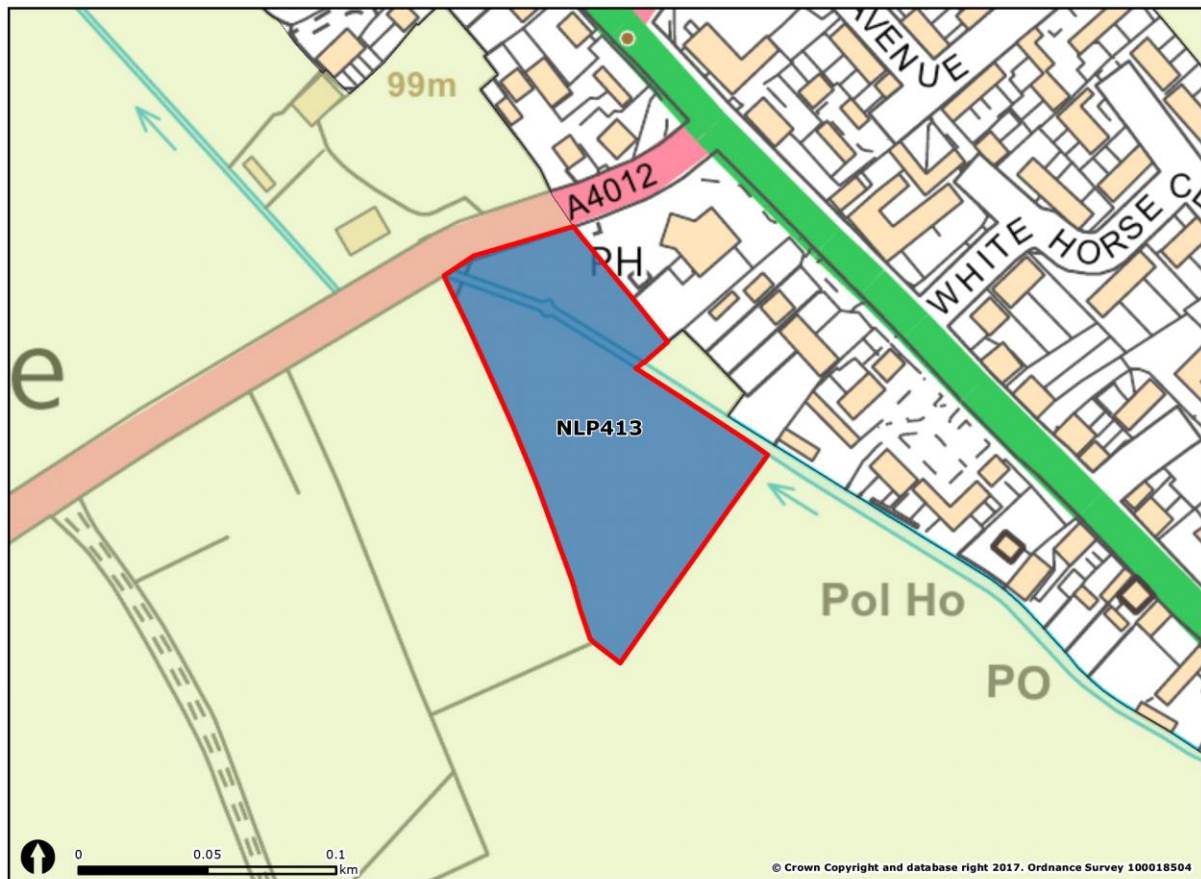
Scenario	Comments	Rating
Release of the northern part of the parcel.	A narrower release of Green Belt would retain the settlement's linear form and would be more contained by landform. There is no existing boundary feature to define a new Green Belt edge, but this would not be out of keeping with the Green Belt edge around most of Hockliffe, and the linear form of the settlement compensates for this to a degree.	Moderate
Release of NLP327 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. Releasing the land would not represent a significant reduction in Green Belt boundary strength, but it would represent a significant change in the current linear form of the settlement, orientated along the A5. It would also weaken the Green Belt contribution of the small fields to the north-west, between the parcel and the A4012, and of the washed-over Hockliffe Business Park.	Moderate 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



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



Site description

The site is comprised of two fields of pasture divided by a brook and is located on the southern side of the inset settlement of Hockliffe. The site is bound to the north-west by trees and gappy hedgerow that lines Leighton Road. The east of the site is bound by tall trees which line the boundary of the adjacent pub and by less dense hedgerow lining a small section of stream. The southern and western side of the site is bound by mature hedgerow with hedgerow trees that is particularly dense in the southern-most corner.

Relationship between site, settlement and countryside

This site has a degree of containment owing to relatively dense vegetation that lines the western and south of the site. The field is nonetheless open and undeveloped and therefore relates to the wider agricultural landscape. However, there is little separation between the site and the settlement edge to the south-east giving it some relationship with the inset settlement as well as the countryside.

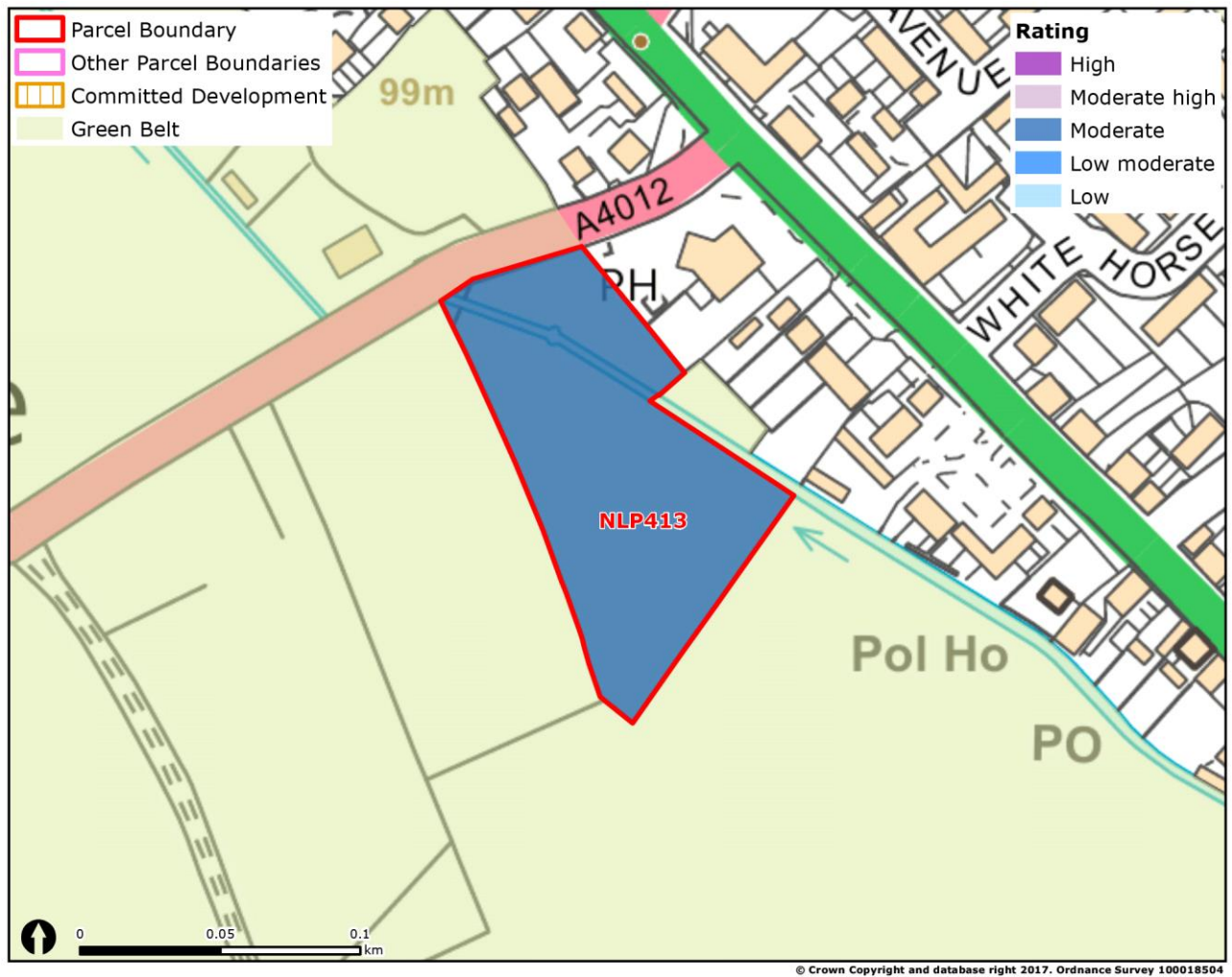
Parcels

This site is assessed as one parcel.

Site: NLP413 - Land off Leighton Road

Site size (ha): 0.99

Parcel: NLP413 Parcel area (ha): 0.99



Looking south east along the settlement edge of Hockliffe from Leighton Road.

Site: NLP413 - Land off Leighton Road

Site size (ha): 0.99

Parcel: NLP413 **Parcel area (ha):** 0.99

Stage 1 assessment

Parcel: HL2

Highest contribution: Purpose 3 - Moderate 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 Hockliffe 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 displays characteristics of the countryside being open and undeveloped. There is a relationship between the site and the settlement to south-east of the site whilst denser vegetation along the site's southern and western edges creates a visual barrier and so limits a relationship with the wider countryside. As such, development would represent some encroachment onto 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 L15, 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

There is a watercourse along the southern side of the settlement that forms a consistent Green Belt edge, with the exception of a small segment, which runs through part of the site. As such, a new Green Belt boundary along the hedgerow edges of the site is considered weaker than the existing boundary. Woodcock Lane to the west would form a stronger Green belt boundary than the western boundary of the site.

Site: NLP413 - Land off Leighton Road

Site size (ha): 0.99

Parcel: NLP413 **Parcel area (ha):** 0.99

Harm to Green Belt resulting from release

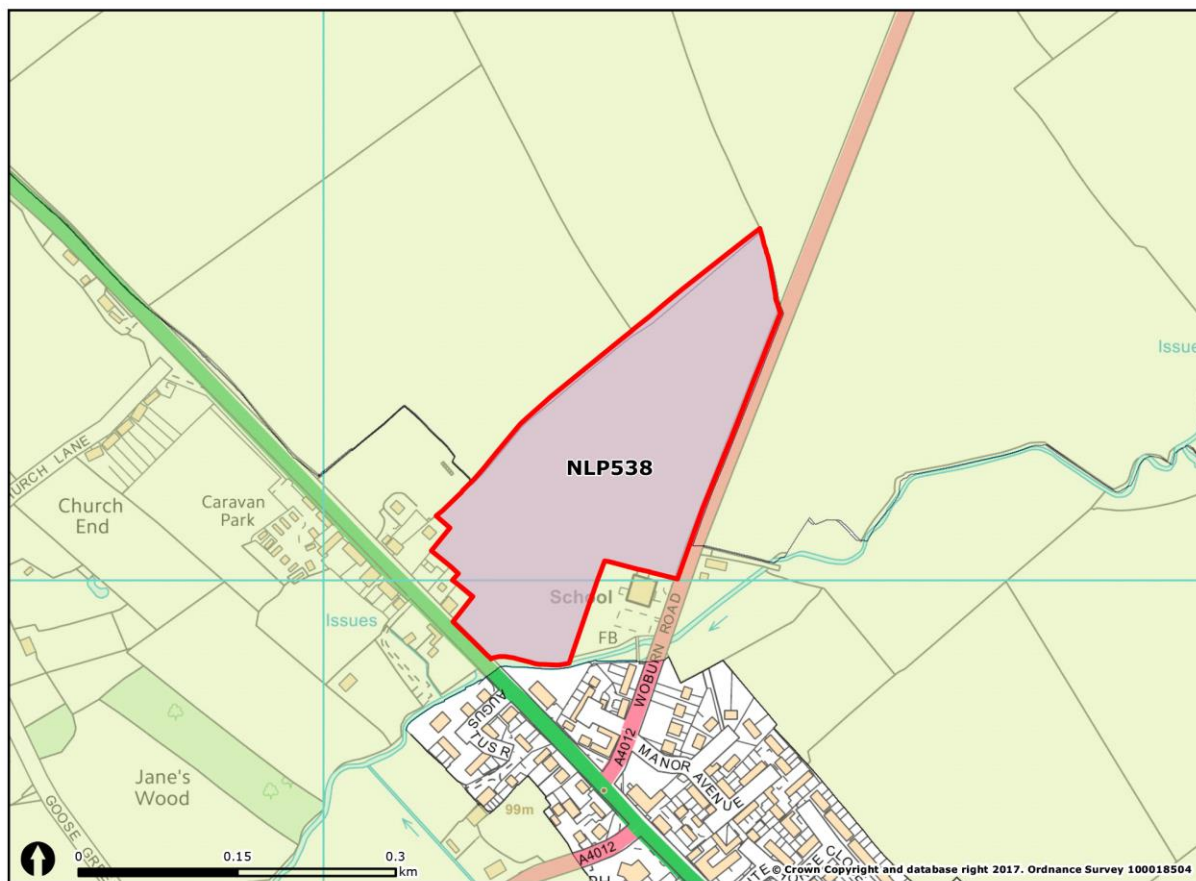
Scenario	Comments	Rating
Release of NLP413 in isolation.	The site contributes to preventing encroachment to the countryside but does not contribute significantly to other Green Belt purposes. Release of this site would breach the watercourse that forms a consistent boundary to the village. It would also mean that land to the southeast would be contained on two sides by inset settlement, although the absence of any existing boundary feature to the south of that area would limit the extent to which its contribution to Green Belt purposes would be weakened as a result. The contribution of land to the west as far as Woodcock Lane would also be weakened slightly, as this constitutes a stronger western Green Belt boundary than the dense hedgerow along the western side of the site.	Moderate

Cumulative release scenarios

NLP413 is located adjacent to NLP298 and NLP327. NLP413 and NLP298 are assessed in isolation to cause moderate and high harm to the Green Belt respectively, whilst NLP327 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 NLP327 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

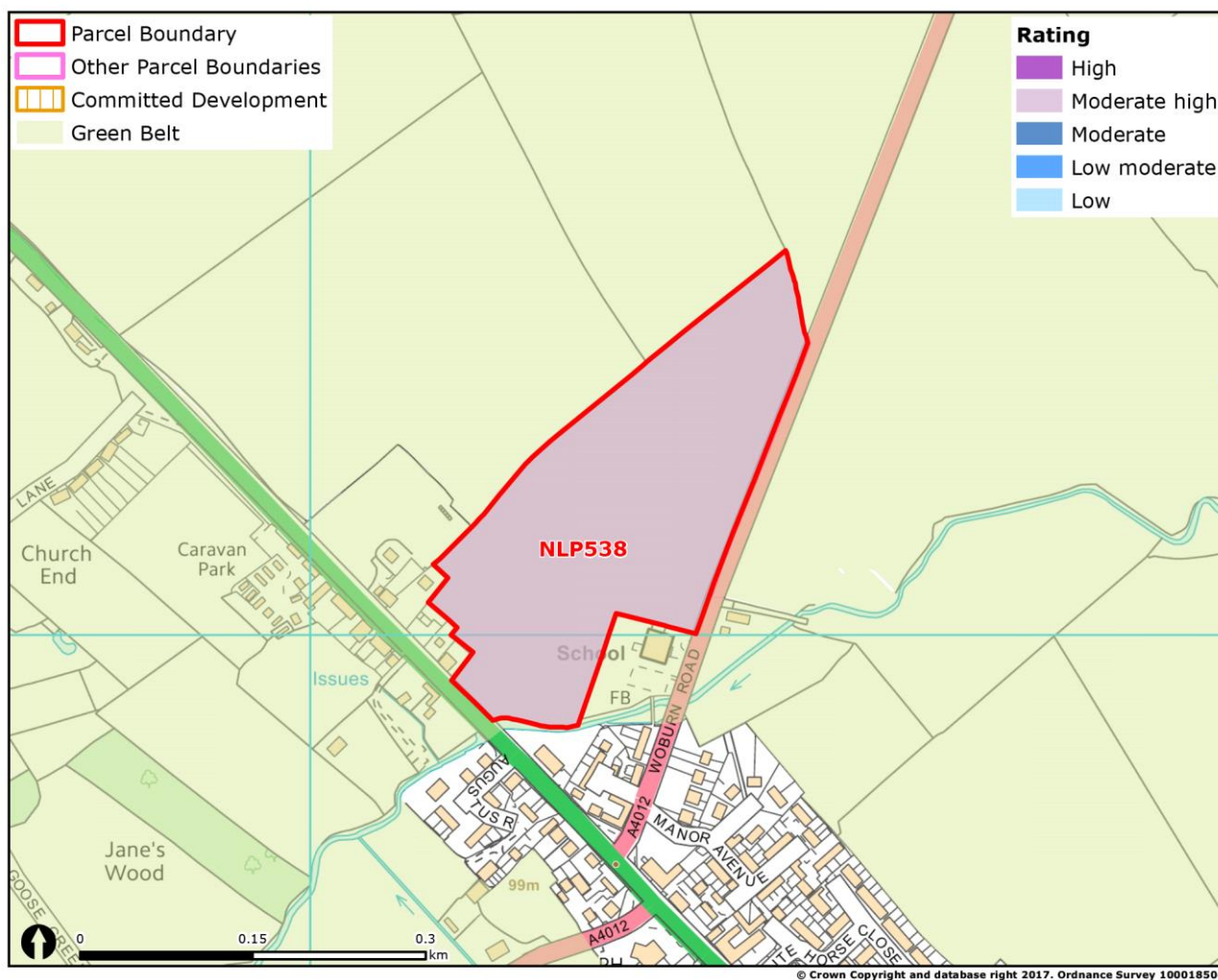
The site is comprised of a large field of pasture on the northern side of the inset settlement of Hockcliffe. The site is bound to the east by low hedgerow which lines Hockcliffe Road; to the north-east by gappy hedgerow with some mature trees; to the west by stock fencing and hedgerow that defines the boundary between adjacent pastoral and arable fields; to the south-west of the site by residential back gardens and a section of the A5, to the south by a section of Clipstone Brook, beyond which is Hockcliffe and to the south east by the grounds of Hockcliffe Lower School.

Relationship between site, settlement and countryside

While there is intervisibility between the site and the settlement to the south owing to the relative openness of this boundary of the site, Hockcliffe Brook and the A5 provide separating features. Furthermore, the site is large, open, and undeveloped with views into the wider countryside to the north, east and west, distinguishing it from the settlement and relating significantly to the character of the countryside.

Parcels

This site is assessed as one parcel.



Looking west from Hockliffe Road, just north of Lower Hockliffe School.

Parcel: NLP538 Parcel area (ha): 6.35

Stage 1 assessment

Parcel: HL1

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 Hockliffe 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 undeveloped and has a significant sense of openness relating strongly to the countryside. There is some relationship with the settlement, namely with the school site which has breached the Green Belt Edge formed by the brook to the south. However, this does not exert a significant urbanising influence. Furthermore, A5 and Hockcliffe Brook provide some distinction between the site and the settlement. Open boundaries to the north, east and west of the site reinforce a 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

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

Potential alternative Green Belt boundaries

A new Green Belt boundary along the north and west of the site would constitute a weaker boundary than the existing boundary along Clapton Brook. Hockcliffe Road is considered a strong eastern boundary. There are no alternative Green Belt boundaries within this site.

Site: NLP538 - Land North of Watling Street

Site size (ha): 6.35

Parcel: NLP538 **Parcel area (ha):** 6.35

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP538 in isolation.	This site makes a significant contribution to preventing encroachment into the countryside but does not contribute significantly to other Green Belt purposes. The weak boundaries along the west and north of the site comprised of stock fencing and low hedgerow would result in the weakened contribution Green Belt land to the north-west, which would be boarded by inset settlement with no separating features.	Moderate high

Cumulative release scenarios
ALP184/NLP59 is adjacent to the site and is assessed in isolation as causing moderate harm to the Green Belt. It is considered the cumulative harm resulting from the combined release of NLP538 with ALP184/NLP259 would not be significantly greater.

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