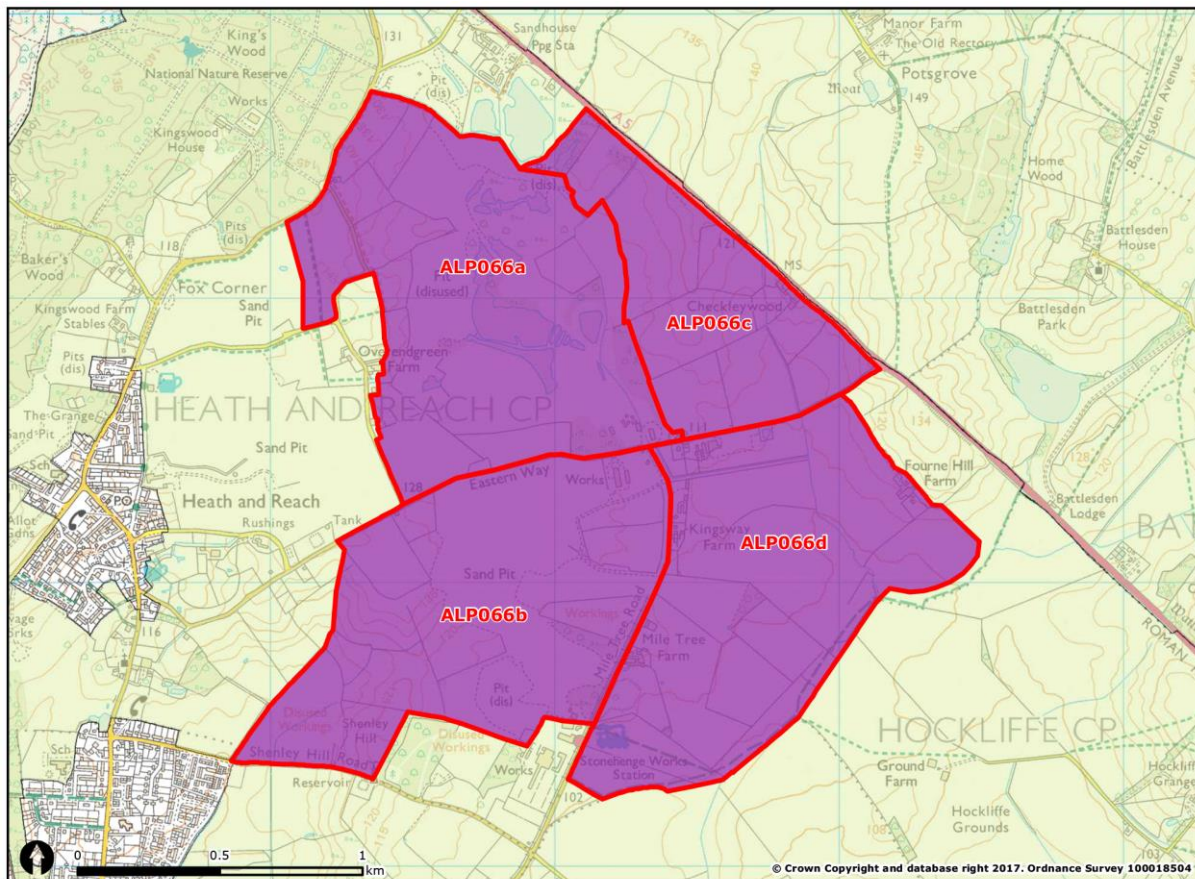


Leighton Buzzard



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



Site description

The site is located north east of Leighton Linlade and east of the village of Heath and Reach. Large mineral extraction sites cover much of the site which are surrounded by arable fields. The gently rolling farmland around the sand quarries forms a transition between the prominent wooded ridge to the west and the wide clay valley to the east. The A5 runs along north eastern boundary and the wooded ridge of the King's Wood National (Nature Reserve) lies on the north western boundary both of which form strong separating features. Shenley Hill Road and a public right of way mark the southern boundary. Minor roads cross the site, including Eastern Way which connects Heath and Reach with the A5, and Mile Tree Road which connects Leighton Buzzard with Eastern Way, and are lined with mature trees. Works and buildings associated with the sand quarries are located within the site along Eastern Way. There are a number of farms and residential properties located on Mile Tree Road. An approved application for a large urban extension means that the settlement edge of Leighton Linlade will border the site to the south west, on Shenley Hill Road.

Relationship between site, settlement and countryside

The forthcoming settlement edge of Leighton Linlade (once committed development has taken place) extends to the south western edge of the site, but this is a large area of land, much of which is remote from Leighton Linlade, with some significant slopes associated with past and current quarrying activities separating parts of the site from the urban edge. An active quarry separates the site from the village of Heath and Reach, but the northern part of the site still has a closer relationship with this village than with Leighton Linlade.

Parcels

This site is assessed as four parcels:

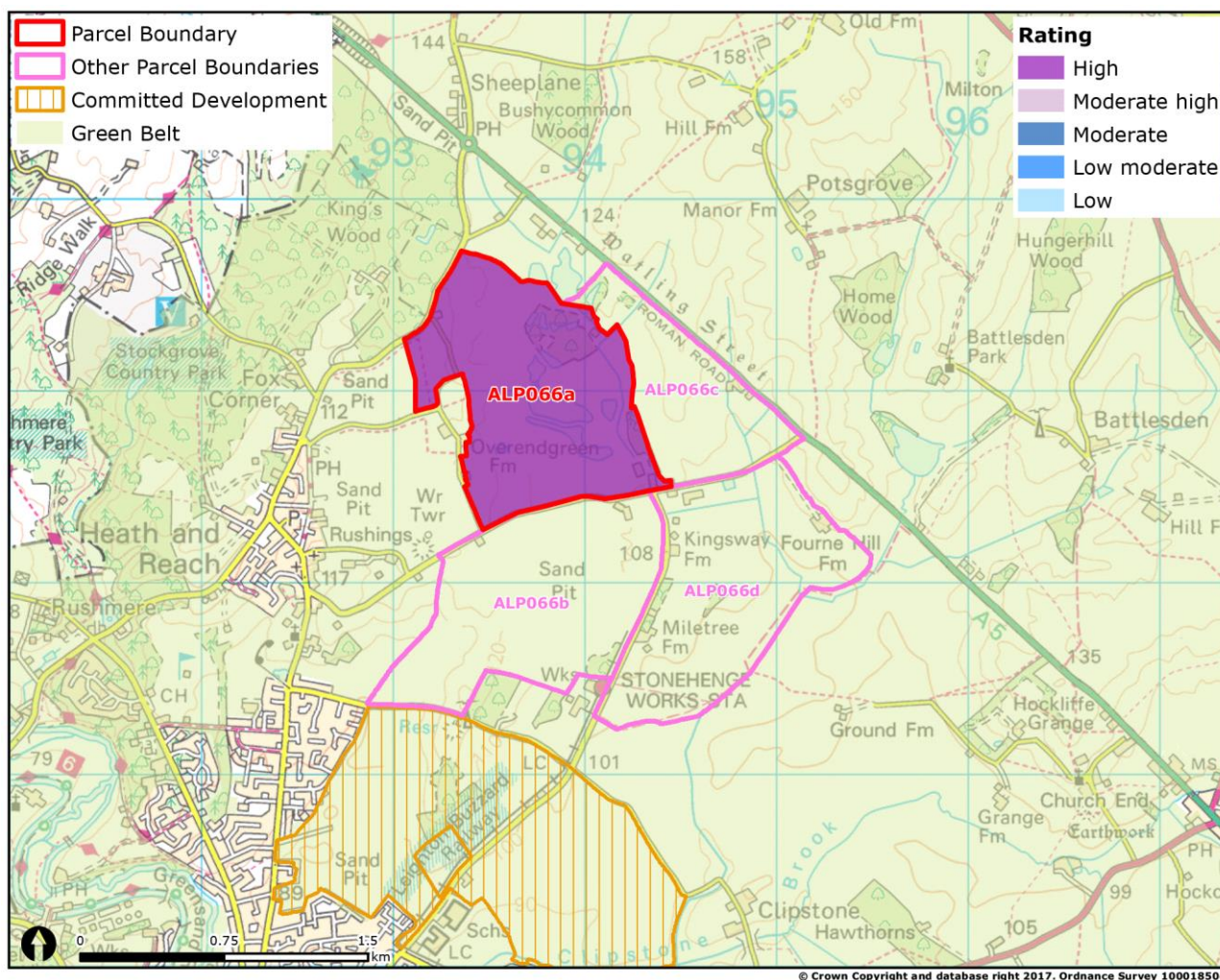
- ALP066a (most of which is also assessed as NLP074a): covers the large fields and mineral workings to the north of Eastern Way;
- ALP066b (most of which is also assessed as NLP074b): covers the open arable fields and the mineral workings south of Eastern Way and west of Mile Tree Road;
- ALP066c (most of which is also assessed as NLP074c): covers the open arable fields to the north east of the site, towards the A5;
- ALP066d (which also largely overlaps NLP074d): covers the open arable fields and farmsteads to the east of Mile Tree Road and south of Eastern Way.

ALP066 and NLP074 cover similar areas, but the former extends further west and north-east.

Site: ALP066 - Checkley Garden Village, Leighton Buzzard

Site size (ha): 381.82

Parcel: ALP066a Parcel area (ha): 114.65



Looking east from minor road between Woburn Road and Overend Green Lane

Parcel: ALP066a Parcel area (ha): 114.65

Stage 1 assessment

Parcel: H

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	The parcel is not located adjacent to the large urban area of Leighton Linlade but lies approximately 1km from the settlement edge. It is closer to the inset village of Heath and Reach (c.600m), but separated from it by an active quarry. The land, particularly to the north of the parcel near King's Wood, is elevated above the surrounding countryside and relates more strongly to the countryside than to Leighton Linlade. Therefore it makes no significant contribution to this purpose.
Purpose 2: Preventing the merger of neighbouring towns	The parcel is a sizeable distance from any town other Leighton Linlade, so the parcel makes no significant contribution to this purpose.
Purpose 3: Safeguarding the countryside from encroachment	The open quarries across the site and large arable fields to the north of the parcel lack urbanising elements and through their openness form part of a rural landscape which extends south and east from the edge of the greensand ridge. The parcel is distinct from the settlement and makes a significant contribution to preventing countryside encroachment.
Purpose 4: Preserving the setting and special character of historic towns	Woodlands to the north of Leighton Linlade, and its relationship with the River Ouzel, are the principal elements of the town's historic setting. The parcel, situated beyond modern expansion of the town and further committed development, makes no significant contribution to this purpose.
Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land	All parcels make an equal contribution to this purpose.

Spatial options

Two spatial options for development are identified for Potential Growth Location L16, of which the site forms part: urban extension and growth in a transport corridor (A5). The parcel could form part of a large expansion of Leighton Linlade or could form part of a new inset area associated with the A5 corridor.

Potential alternative Green Belt boundaries

The northern edge of the parcel is clearly defined by King's Wood and by an area of disused workings which includes several lakes. The southern edge is defined by Eastern Way. Overend Green Lane defines some of the western edge of the parcel, but it also extends west of the road into an active quarrying area. Field boundaries around the large sand quarry mark the eastern boundary. There are no existing strong alternative Green Belt boundaries within the parcel, but quarry restoration would offer the opportunity to create a clear definition between countryside and new inset development. Expansion of existing inset settlement would require significant extension of the Green Belt edge out from Leighton Linlade.

Site: ALP066 - Checkley Garden Village, Leighton Buzzard

Site size (ha): 381.82

Parcel: ALP066a **Parcel area (ha):** 114.65

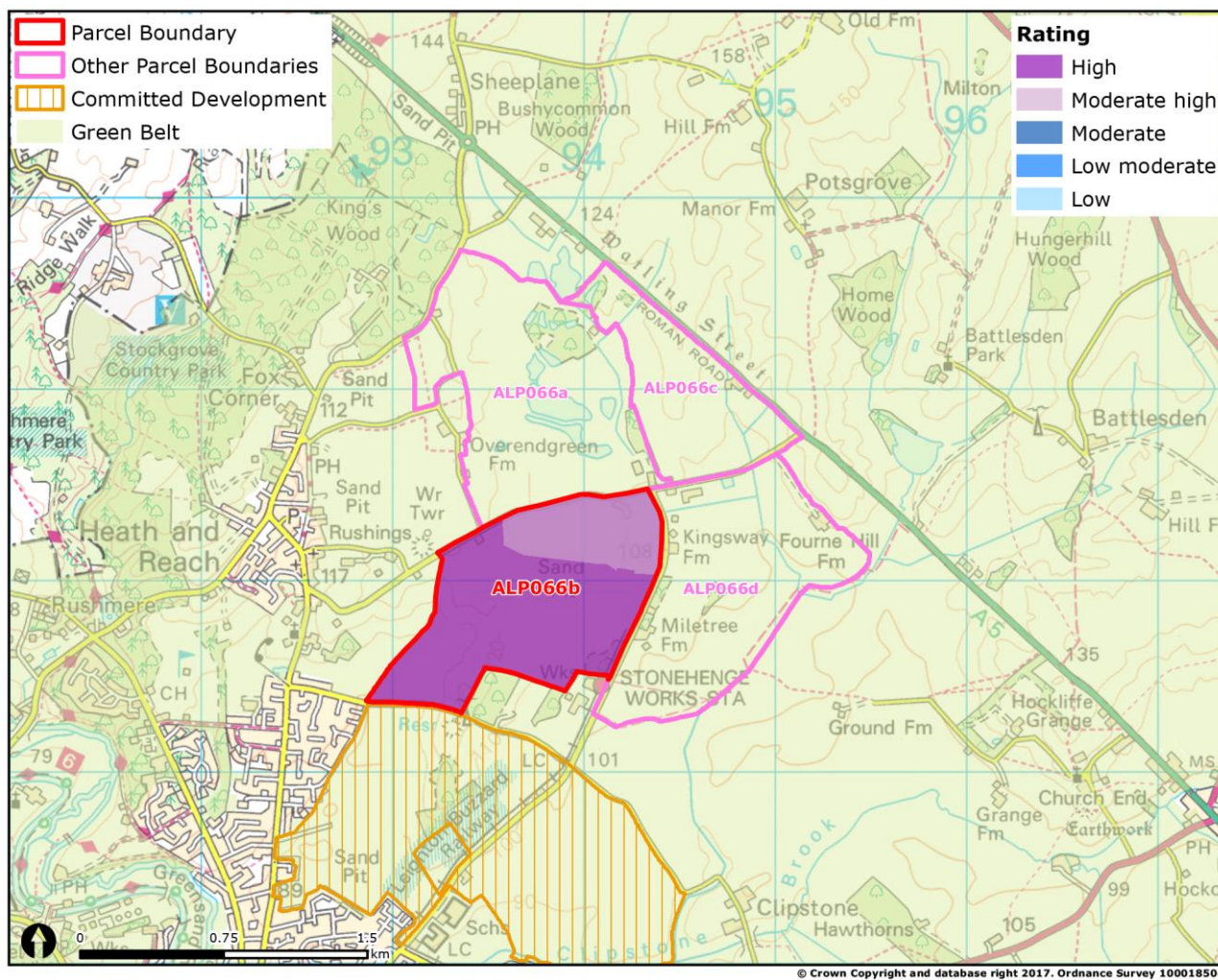
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP066a as part of an expansion of Leighton Linslade (with ALP066b).	The parcel makes a significant contribution to preventing countryside encroachment. Its release as part of an expansion of Leighton Linslade would constitute a significant change in the town's settlement form, extending uphill and largely enclosing Heath and Reach, weakening the contribution of the Green Belt between the parcel and the village.	High
Release of ALP066a in isolation.	New inset development in this parcel would retain some separation from Leighton Linslade and Heath and Reach, but would still constitute significant countryside encroachment. The valley occupied by lakes and woodland has strong separation from urban areas.	High

Site: ALP066 - Checkley Garden Village, Leighton Buzzard

Site size (ha): 381.82

Parcel: ALP066b Parcel area (ha): 106.47



Looking west from Mile Tree Road, opposite Mile Tree Farm

Parcel: ALP066b Parcel area (ha): 106.47

Stage 1 assessment

Parcel: LL6

Highest contribution: Purpose 1 and 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	The parcel is located on the edge of an area with approval for a large urban extension of Leighton Linlade. Development here would therefore represent significant sprawl, extending the urban area north and to an extent enclosing Heath and Reach.
Purpose 2: Preventing the merger of neighbouring towns	The parcel is a sizeable distance from any town other Leighton Linlade, so the parcel makes no significant contribution to this purpose.
Purpose 3: Safeguarding the countryside from encroachment	Shenley Hill Road marks a distinction between the committed development edge and the parcel, other than at the eastern end where the Redland Vandyke Works and adjacent land (largely wooded) lie in between. The road doesn't mark any landform distinction, with the prominent ridge of Shenley Hill running north-south across the committed development edge, but the parcel is undeveloped, and is large enough to make a significant contribution to preventing countryside encroachment.
Purpose 4: Preserving the setting and special character of historic towns	Woodlands to the north of Leighton Linlade, and its relationship with the River Ouzel, are the principal elements of the town's historic setting. The parcel, situated beyond modern expansion of the town and further committed development, makes no significant contribution to this purpose.
Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land	All parcels makes an equal contribution to this purpose.

Spatial options

Two spatial options for development are identified for Potential Growth Location L16, of which the site forms part: urban extension and growth in a transport corridor (A5). The parcel could form an extension of Leighton Linlade or could in part be associated with a new inset area associated with the A5 corridor.

Potential alternative Green Belt boundaries

The northern edge of the site is clearly defined by Eastern Way and the eastern boundary by Mile Tree Road. The western boundary is only in part defined on the ground, by a hedgerow, but follows a valley bottom. Shenley Hill Road which defines the committed development edge is also a clear boundary feature. There are various field edge hedgerows within the parcel that would constitute weaker boundaries, but quarry restoration would offer the opportunity to create a clear definition between countryside and new inset development in the north-eastern part of the parcel.

Site: ALP066 - Checkley Garden Village, Leighton Buzzard

Site size (ha): 381.82

Parcel: ALP066b **Parcel area (ha):** 106.47

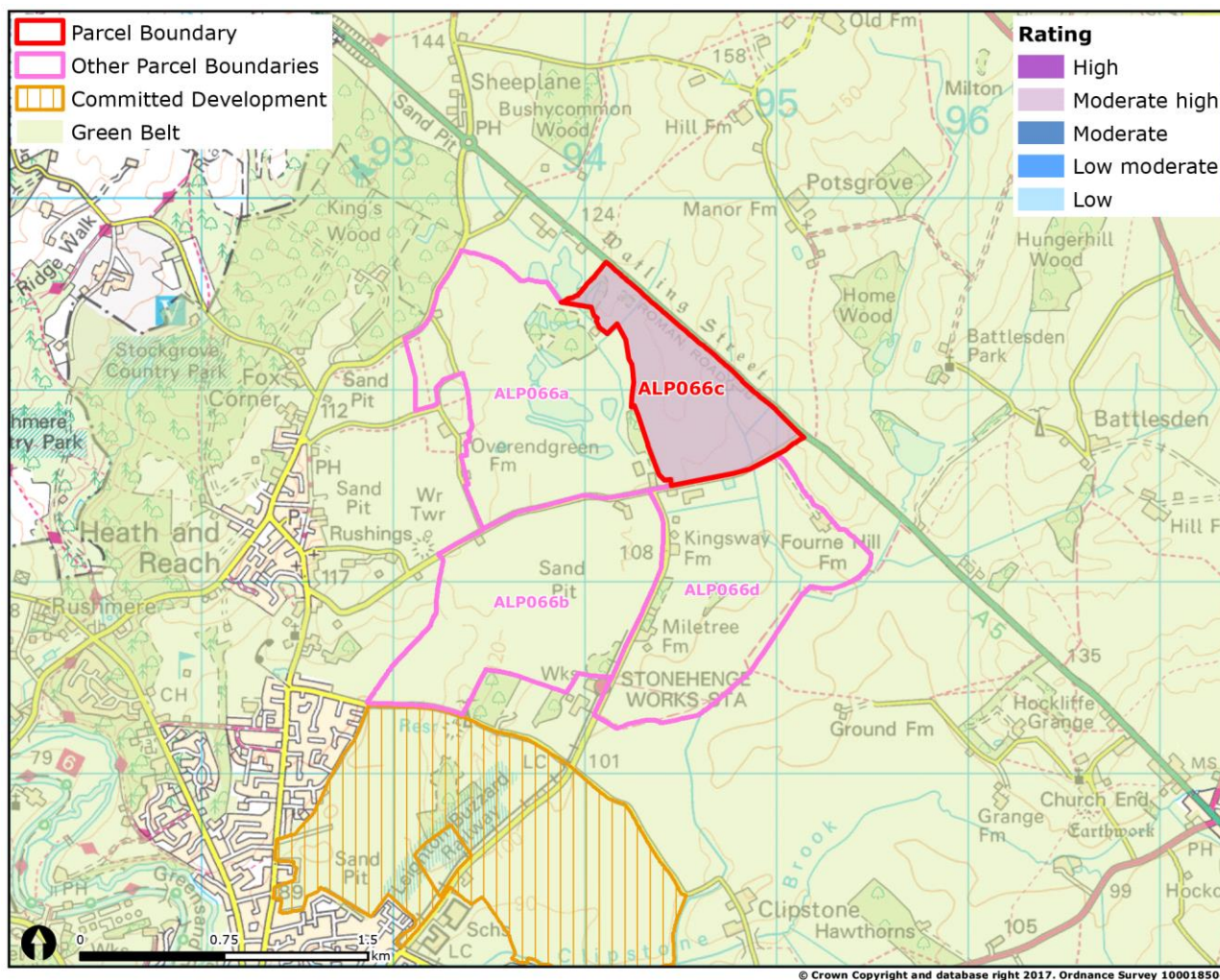
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of the parcel.	The parcel makes a contribution to checking unrestricted sprawl of a large built-up area and in preventing countryside encroachment. Its release would significantly extend the settlement form northwards, weakening the Green Belt contribution of the farmland between the edge of Leighton Linlade and Heath and Reach. There would be little justification for retaining the Green belt status of the Redland Vandyke works on Mile Tree Road.	High
Release of north-eastern part of parcel only.	The release of land remote from the inset settlement would constitute significant encroachment on countryside, but the quarry landform offers potential for relatively strong separation from Leighton Linlade and Heath and Reach to be maintained.	Moderate high

Site: ALP066 - Checkley Garden Village, Leighton Buzzard

Site size (ha): 381.82

Parcel: ALP066c **Parcel area (ha):** 56.26



Looking north from Eastern Way towards Checkleywood Farm

Parcel: ALP066c Parcel area (ha): 56.26

Stage 1 assessment

Parcel: H

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	A strip of arable fields located alongside the A5, immediately east of an active sand quarry. The parcel is located 1.5km distance from the committed development edge of Leighton Linslade so isolated development here would not be associated with the large urban area.
Purpose 2: Preventing the merger of neighbouring towns	The parcel is a sizeable distance from any town other Leighton Linslade, so the parcel makes no significant contribution to this purpose.
Purpose 3: Safeguarding the countryside from encroachment	The parcel is a significant distance from any inset development, lacks urbanising elements and forms part of a wider agricultural landscape. It therefore makes a significant contribution to preventing countryside encroachment.
Purpose 4: Preserving the setting and special character of historic towns	Woodlands to the north of Leighton Linslade, and its relationship with the River Ouzel, are the principal elements of the town's historic setting. The parcel, situated beyond modern expansion of the town, further committed development and current and former quarry workings, makes no significant contribution to this purpose.
Purpose 5: Assisting urban regeneration by encouraging the recycling of derelict and other urban land	All parcels make an equal contribution to this purpose.

Spatial options

Two spatial options for development are identified for Potential Growth Location L16, of which the site forms part: urban extension and growth in a transport corridor (A5). The parcel could form part of a large expansion of Leighton Linslade or could form part of a new inset area associated with the A5 corridor.

Potential alternative Green Belt boundaries

The long eastern boundary of the parcel is defined by the A5. The southern edge is defined by Eastern Way, and field boundaries and mature tree cover mark the boundaries to the active and former sand quarries. There are no existing alternative Green Belt boundaries within the parcel. Expansion of existing inset settlement would require significant extension of the Green Belt edge out from Leighton Linslade.

Site: ALP066 - Checkley Garden Village, Leighton Buzzard

Site size (ha): 381.82

Parcel: ALP066c **Parcel area (ha):** 56.26

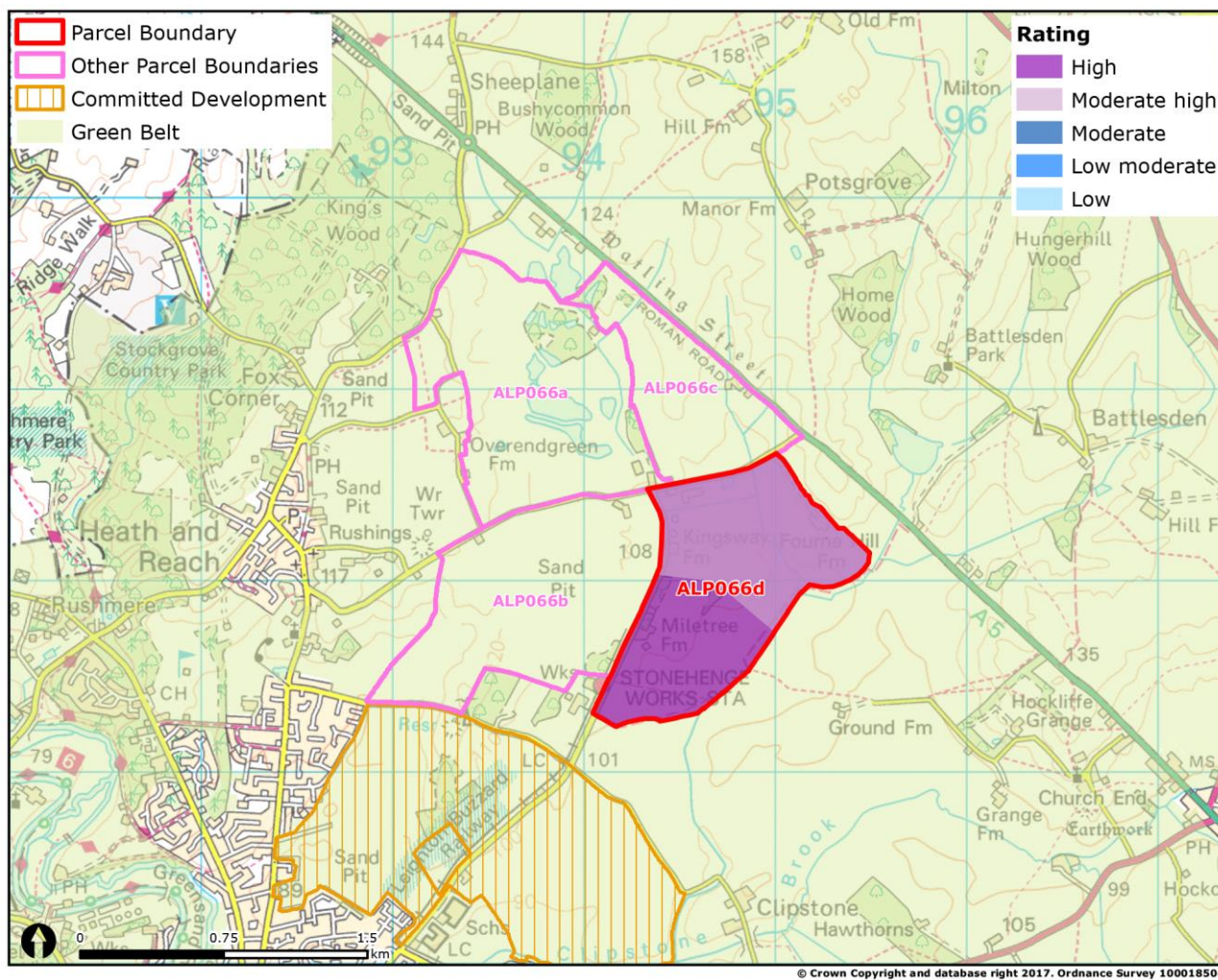
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of the parcel as part of an expansion of Leighton Linslade (with ALP066b and parts of ALP066a and/or ALP066d).	The parcel makes a significant contribution to preventing countryside encroachment. Its release as part of an expansion of Leighton Linslade would constitute a significant change in the town's settlement form, affecting Heath and Reach's relationship with the wider countryside and weakening the contribution of the Green Belt between the parcel and the village.	High
Release of the parcel in isolation.	The creation of new inset development here would constitute significant encroachment on the countryside, but the A5, Eastern Way and the valley landform of the quarry would create strong containment, limiting impact on the wider Green Belt.	Moderate high

Site: ALP066 - Checkley Garden Village, Leighton Buzzard

Site size (ha): 381.82

Parcel: ALP066d Parcel area (ha): 104.41



Looking east from south-western corner of the parcel, close to Mile Tree Road

Parcel: ALP066d Parcel area (ha): 104.41

Stage 1 assessment

Stage 2 assessment

Parcel: LL7

Highest contribution: Purpose 1 and 3 - Strong contribution

Parcel: n/a

Contribution:

Contribution to Green Belt purposes

Purpose

Comments

Purpose 1: Checking the unrestricted sprawl of large, built-up areas

Arable fields occupying a shallow valley between Mile Tree Road and the A5. The parcel's south-western corner is less than 500m from the committed development edge of Leighton Linslade at the junction of Shenley Hill Road, Mile Tree Road and Vandyke Road, and the Redland Vandyke works are a built development presence in this gap, so the parcel is considered to contribute to preventing sprawl of a large, built-up area.

Purpose 2: Preventing the merger of neighbouring towns

The parcel is a similar distance from Dunstable/Houghton Regis as the existing edge of Leighton Linslade, but being closer to the A5, a connecting route between the two towns, it can be considered to make a minor contribution to their separation.

Purpose 3: Safeguarding the countryside from encroachment

There are several farmsteads and other dwellings in the parcel, and some commercial development on Eastern Way, but these are too isolated to constitute a significant urbanising influence. The parcel is a large area of farmland that forms part of a wider rural landscape, and its valley landform creates some distinction from the committed development area. It therefore makes a significant contribution to preventing countryside encroachment.

Purpose 4: Preserving the setting and special character of historic towns

Woodlands to the north of Leighton Linslade, and its relationship with the River Ouzel, are the principal elements of the town's historic setting. The parcel, situated beyond modern expansion of the town, further committed development and current and former quarry workings, makes no significant contribution to this purpose

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 L16, of which the site forms part: urban extension and growth in a transport corridor (A5). The parcel could form part of an expansion of Leighton Linslade or could form part of a new inset area associated with the A5 corridor.

Potential alternative Green Belt boundaries

The northern boundary of the parcel is defined by Eastern Way but field boundaries form weak edges around most of the parcel. The A5 to the north would constitute a stronger boundary.

Site: ALP066 - Checkley Garden Village, Leighton Buzzard

Site size (ha): 381.82

Parcel: ALP066d **Parcel area (ha):** 104.41

Harm to Green Belt resulting from release

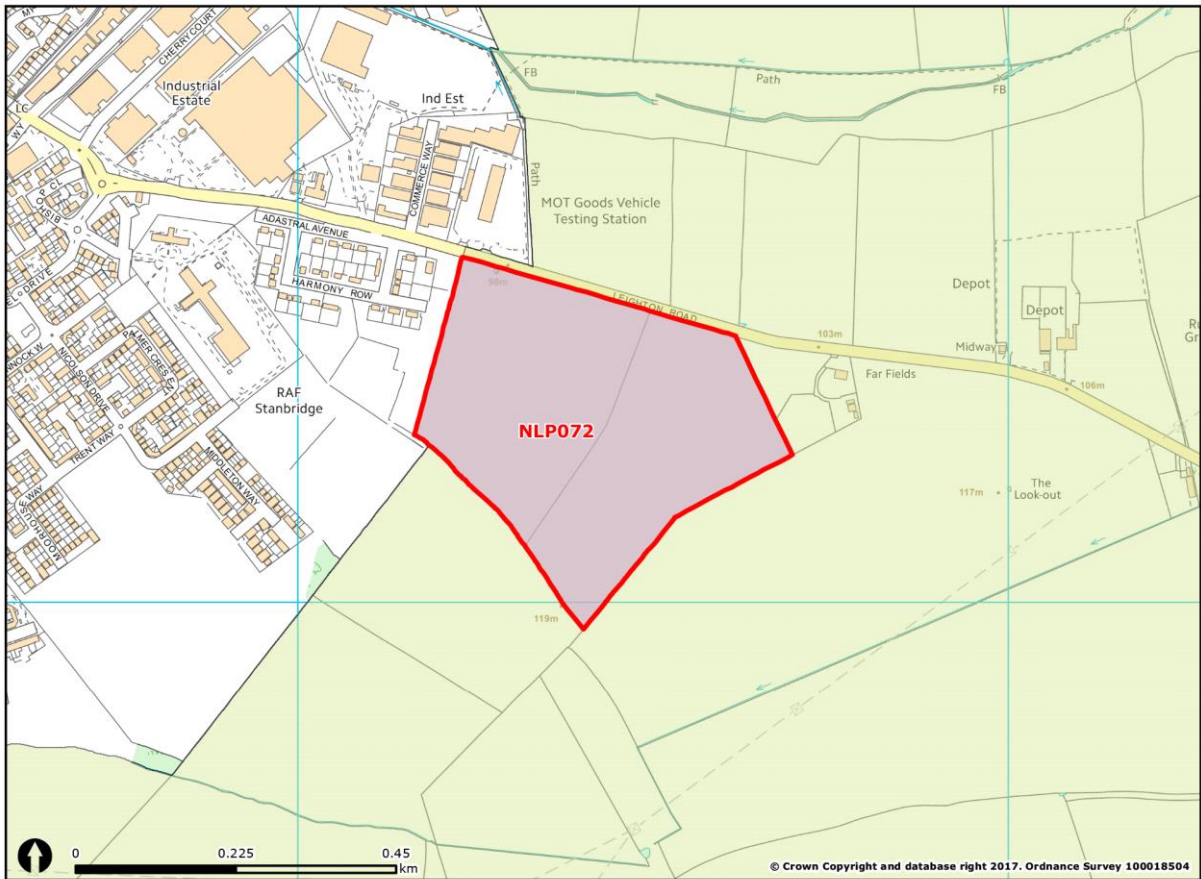
Scenario	Comments	Rating
Release of ALP066d as part of an extension of Leighton Linslade (with release of ALP066b).	The parcel makes a significant contribution to preventing countryside encroachment. Its release as part of an expansion of Leighton Linslade would constitute a significant change in the town's settlement form. The contribution to Green Belt of remaining land between the parcel and the A5 would be weakened.	High
Release of the parcel in isolation.	The creation of new inset development here would constitute significant encroachment on the countryside. There are no strong boundary features to provide containment to the south/east, and the Green Belt contribution of land between the parcel and the A5 would be weakened.	High
Release of the northern part of the parcel in isolation, or associated with the release of NLP074c.	A smaller release of land, contained by the watercourse to the east and plantation woodland to the south, would cause less harm to the wider Green Belt.	Moderate high

Cumulative release scenarios

ALP066 is located in close proximity to the smaller NLP545 and NLP544 on the southern edge of Heath and Reach. NLP545 and NLP544 are assessed in isolation as causing high harm to the Green Belt. It is considered the cumulative harm resulting from the combined release would not be significantly greater than any site in isolation. NLP464 is also nearby but is entirely contained by the committed East of Leighton Urban Extension; other than this the nearest sites are adjacent to Hockliffe and the south of Leighton Buzzard, and do not form part of the same settlement gap.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating
Release of ALP066 in its entirety.	The site covers an extensive area of Green Belt, loss of which would constitute significant countryside encroachment, and urban sprawl that would result in a major change in the form of Leighton Linlade, to the detriment of the separation of Heath and Reach. In the wider context, woodland to the north-west and the A5 to the north-east would contain this expanded urban area.	High
Release of ALP066c and the northern part of ALP066d.	These areas could form an isolated release, creating a new inset area that would still constitute significant countryside encroachment, but would not be sprawl of a large urban area, and would still retain separation from other inset settlements.	Moderate high



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



Site description

This site, abutting the eastern edge of Leighton Buzzard, comprises two moderately sized arable fields that slope downwards to the north and are divided by a low hedgerow that is weak and gappy in places. The site is bound to the north by Leighton Road with low well-managed roadside hedgerows; to the east by trees and hedgerows that enclose the detached property of Midway and long straight hedgerows that define field boundaries; and to the south by a low field boundary hedgerow that runs along the crest of a smooth ridge of elevated land. The Green Belt boundary along the western edge of the site is defined by field boundary hedgerows and lines of planted semi-mature trees. Adjacent land to the north of Leighton Road is committed for development.

Relationship between site, settlement and countryside

The site forms part of an intensively farmed and gently rolling homogenous landscape which stretches eastwards from the edge of the settlement of Leighton Buzzard. This creates a strong sense of openness and a clear distinction between the countryside and the inset settlement to the west. The existing settlement has only a limited urbanising influence on the site because open green space, and boundary tree belts provide separation. Although, it should be noted that land adjoining to the west is chosen for new housing development. Leighton Road, which bounds the site to the north, is lined with hedgerows and shrubs and provides a degree separation between the site and the Green Belt land to the north. However there is still a strong relationship between the two areas. An elevated ridgeline along the southern boundary provides a good degree of separation between the site and areas of countryside to the south.

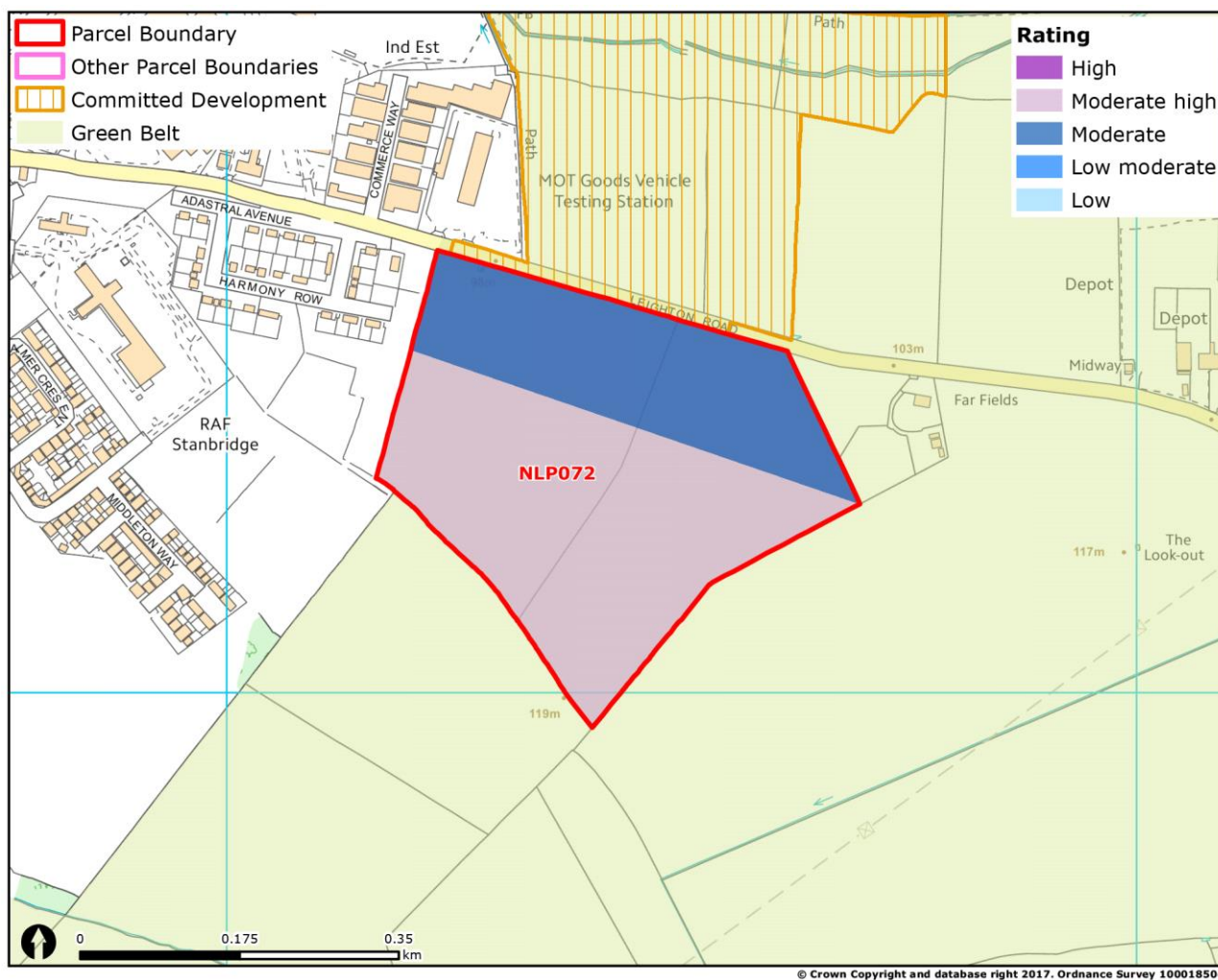
Parcels

This site is assessed as a single parcel. It is also assessed as parcel ALP067a.

Site: NLP072 - Stanbridge Road, Leighton Buzzard

Site size (ha): 15.37

Parcel: NLP072 Parcel area (ha): 15.37



Looking south-west along Leighton Road towards the eastern settlement edge of Leighton Buzzard

Parcel: NLP072 Parcel area (ha): 15.37

Stage 1 assessment

Parcel: LL8

Highest contribution: Purpose 1 & 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	The parcel is adjacent to the built-up area of Leighton Buzzard but has some separation from it and relates more strongly to the wider countryside. Development would represent considerable expansion of the built-up area into countryside.
Purpose 2: Preventing the merger of neighbouring towns	Development of this parcel would result in a narrowing of the gap but a considerable distance would still remain between neighbouring towns.
Purpose 3: Safeguarding the countryside from encroachment	The parcel relates more strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development. Development would represent encroachment into the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The openness of the parcel contributes to the wider rural setting of the historic settlement area within Leighton Buzzard. However, this is to a relatively limited degree
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

Two spatial options for development are identified for Potential Growth Location L18, of which the site forms part: growth in a transport corridor, and urban expansion. The site's location adjacent to the urban edge of Leighton Buzzard, mean that urban extension is likely to be the more viable development scenario.

Potential alternative Green Belt boundaries

The field boundary hedgerow that marks the eastern edge of the parcel, or a hedgerow that runs north to south through the centre of the parcel, could form an alternative Green Belt boundary, but would constitute a slightly weaker boundary than the tree line that marks the existing Green Belt inner edge. The southern edge of the parcel runs along a ridge of higher ground, creating some distinction from land to the south.

Site: NLP072 - Stanbridge Road, Leighton Buzzard

Site size (ha): 15.37

Parcel: NLP072 **Parcel area (ha):** 15.37

Harm to Green Belt resulting from release

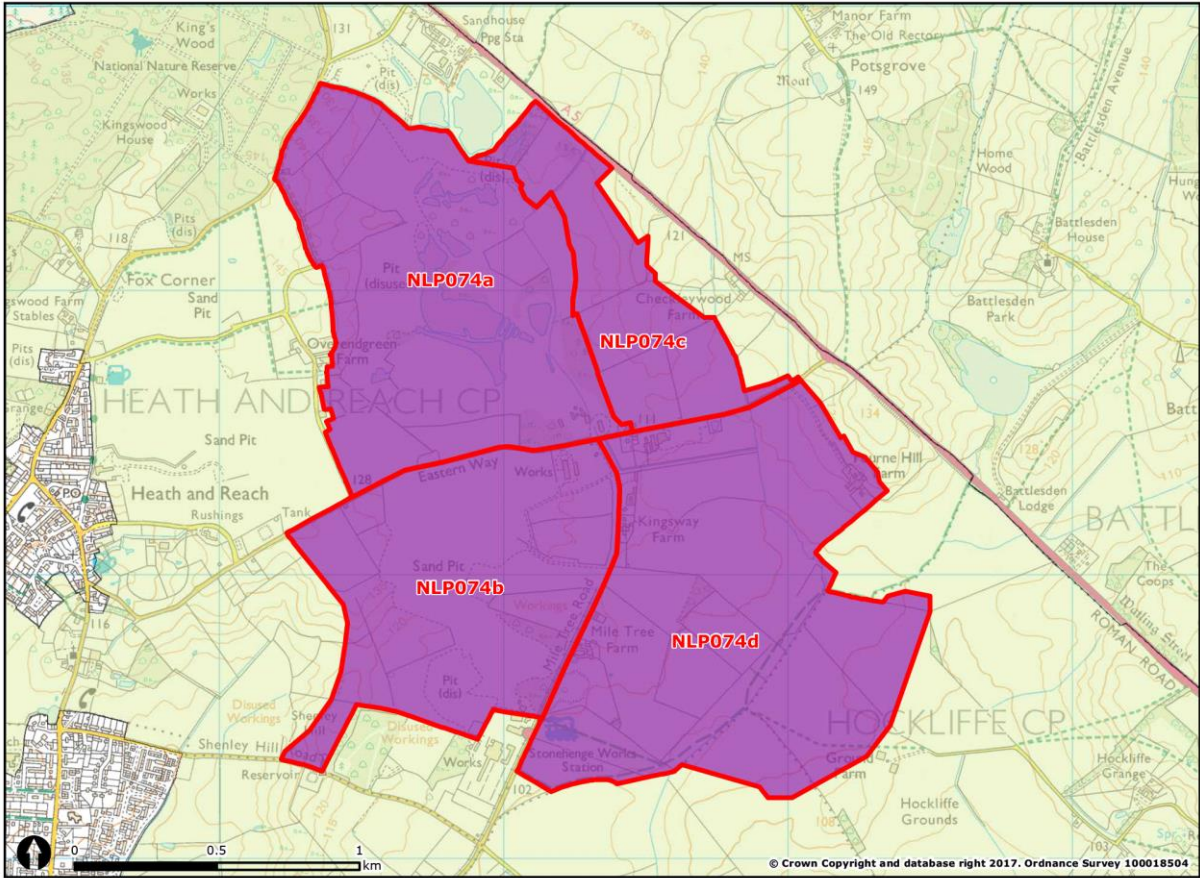
Scenario	Comments	Rating
Release of parcel NLP072 in isolation.	The parcel forms part of a wider agricultural landscape, development into which would represent sprawl of a large, built-up area, and the rising landform creates some distinction between rural and urban areas. Higher ground to the east of Leighton Buzzard also plays some role in the historic setting of the settlement. However the transition is gradual and the committed development to the north of the parcel, towards which the parcel slopes, will increase urban influence.	Moderate high
Containment of built development to the lower, northern part of NLP072.	Development which avoids the higher, southern slopes and is more focused on Leighton Road would have a stronger relationship with the existing settlement and committed development to the north, but would still represent an encroachment on countryside.	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. The nearest sites are adjacent to Hockliffe and to the north of Leighton Buzzard, which are too distant to have any significant combined impact on the Green Belt.

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 located north east of Leighton Linlade and east of the village of Heath and Reach. Large mineral extraction sites cover much of the site which are surrounded by arable fields. The gently rolling farmland around the sand quarries forms a transition between the prominent wooded ridge to the west and the wide clay valley to the east. The A5 runs along north eastern boundary and the wooded ridge of the King's Wood National (Nature Reserve) lies on the north western boundary both of which form strong separating features. Shenley Hill Road and a public right of way mark the southern boundary. Minor roads cross the site, including Eastern Way which connects Heath and Reach with the A5 and Mile Tree Road which connects Leighton Buzzard with Eastern Way, and are lined with mature trees. Works and buildings associated with the sand quarries are located within the site along Eastern Way. There are a number of farms and residential properties located on Mile Tree Road. An approved application for a large urban extension means that the settlement edge of Leighton Linlade will border the site to the south west, on Shenley Hill Road.

Relationship between site, settlement and countryside

The forthcoming settlement edge of Leighton Linlade (once committed development has taken place) extends to the south western edge of the site, but this is a large area of land, much of which is remote from Leighton Linlade, with some significant slopes associated with past and current quarrying activities separating parts of the site from the urban edge. An active quarry separates the site from the village of Heath and Reach, but the northern part of the site still has a closer relationship with this village than with Leighton Linlade.

Parcels

This site is assessed as four parcels:

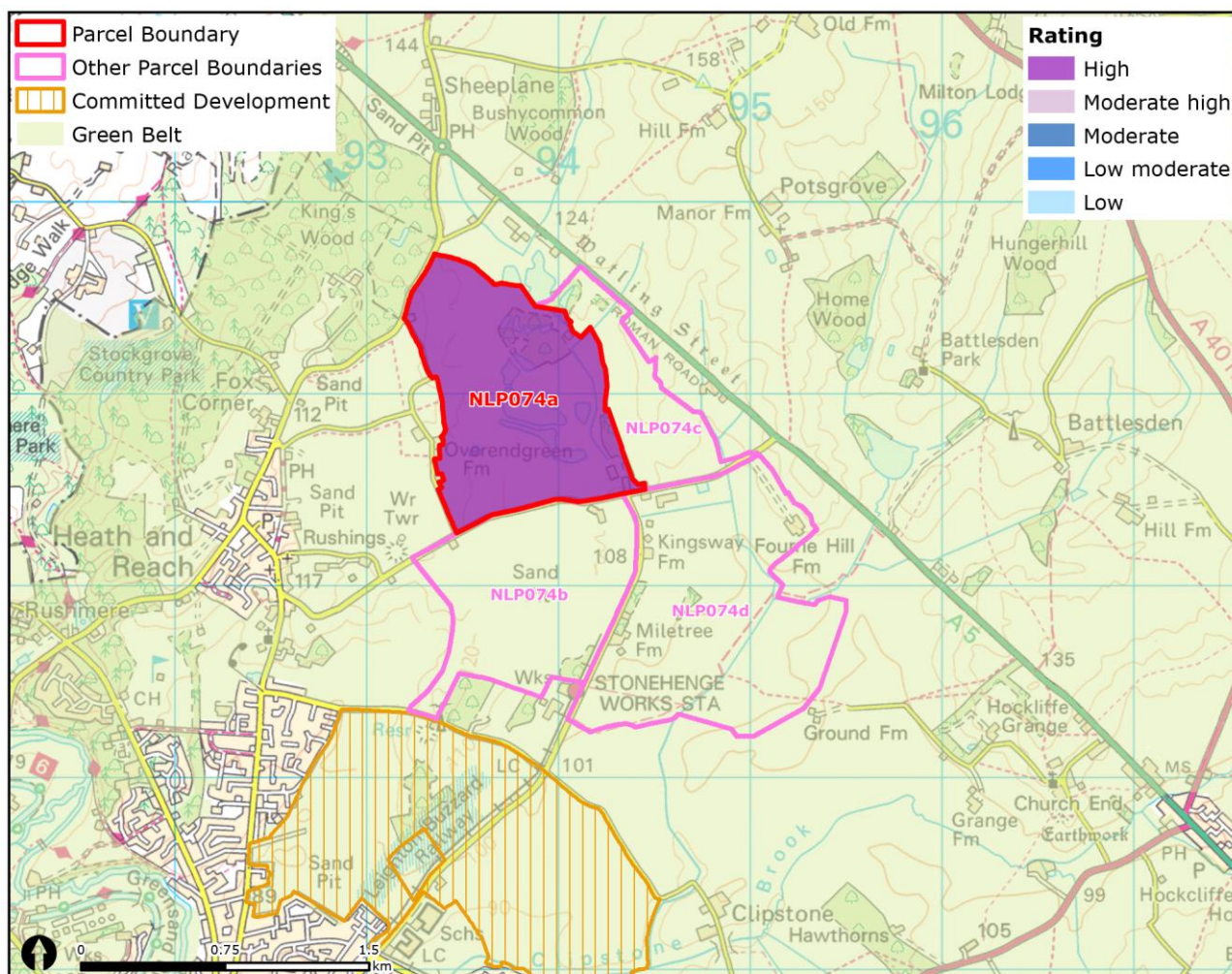
- NLP074a (also assessed as most of ALP066a): covers the large fields and mineral workings to the north of Eastern Way;
- NLP074b (also assessed as most of ALP066b): covers the open arable fields and the mineral workings south of Eastern Way and west of Mile Tree Road;
- NLP074c (also assessed as most of ALP066c): covers the open arable fields to the north east of the site, towards the A5;
- NLP074d (most of which is also assessed as ALP066d): covers the open arable fields and farmsteads to the east of Mile Tree Road and south of Eastern Way.

NLP074 and ALP066 cover similar areas, but the latter extends further west and north-east.

Site: NLP074 - Checkley Wood Garden Village, Leighton Buzzard

Site size (ha): 364.89

Parcel: NLP074a Parcel area (ha): 107.28



Looking south from Woburn Road at northern tip of parcel

Parcel: NLP074a Parcel area (ha): 107.28

Stage 1 assessment

Parcel: H

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	The parcel is not located adjacent to the large urban area of Leighton Linlade but lies approximately 1km from the settlement edge. It is closer to the inset village of Heath and Reach (c.700m), but separated from it by an active quarry. The land, particularly to the north of the parcel near King's Wood, is elevated above the surrounding countryside and relates more strongly to the countryside than to Leighton Linlade. Therefore it makes no significant contribution to this purpose.
Purpose 2: Preventing the merger of neighbouring towns	The parcel is a sizeable distance from any town other Leighton Linlade, so the parcel makes no significant contribution to this purpose.
Purpose 3: Safeguarding the countryside from encroachment	The open quarries across the site and large arable fields to the north of the parcel lack urbanising elements and through their openness form part of a rural landscape which extends south and east from the edge of the greensand ridge. The parcel is distinct from the settlement and makes a significant contribution to preventing countryside encroachment.
Purpose 4: Preserving the setting and special character of historic towns	Woodlands to the north of Leighton Linlade, and its relationship with the River Ouzel, are the principal elements of the town's historic setting. The parcel, situated beyond modern expansion of the town and further committed development, makes no significant contribution to this purpose.
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 L16, of which the site forms part: urban extension and growth in a transport corridor (A5). The parcel could form part of a large expansion of Leighton Linlade or could form part of a new inset area associated with the A5 corridor.

Potential alternative Green Belt boundaries

The northern edge of the site is clearly defined by King's Wood and by an area of disused workings which includes several lakes. The southern edge is defined by Eastern Way and Overend Green Lane defines much of the western edge of the site. Field boundaries around the large sand quarry mark the eastern boundary. There are no existing strong alternative Green Belt boundaries within the parcel, but quarry restoration would offer the opportunity to create a clear definition between countryside and new inset development. Expansion of existing inset settlement would require significant extension of the Green Belt edge out from Leighton Linlade.

Site: NLP074 - Checkley Wood Garden Village, Leighton Buzzard

Site size (ha): 364.89

Parcel: NLP074a **Parcel area (ha):** 107.28

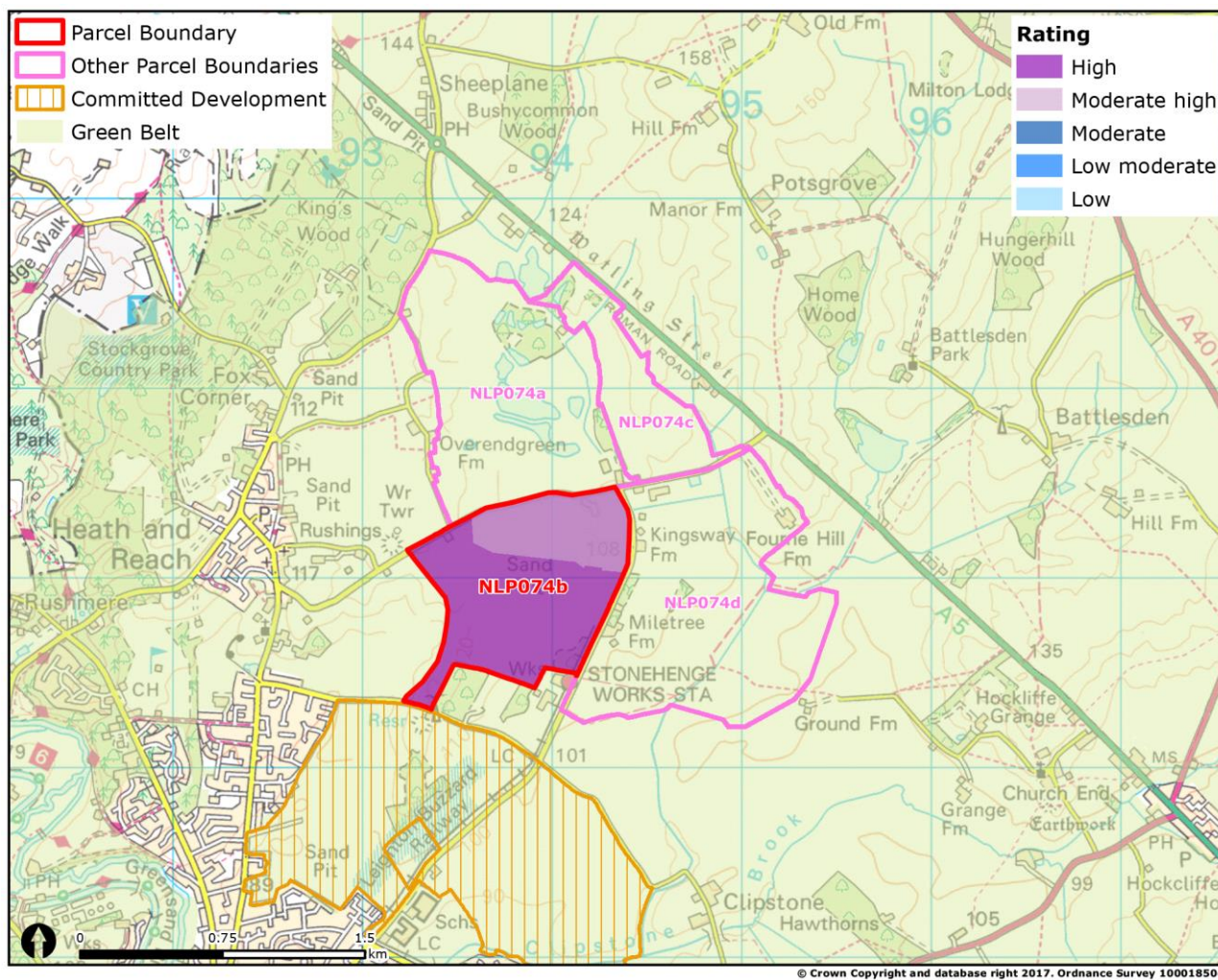
Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP074a in association with expansion of Leighton Linlade, including parcel NLP074b.	The parcel makes a significant contribution to preventing countryside encroachment. Its release as part of an expansion of Leighton Linlade would constitute a significant change in the town's settlement form, extending uphill and largely enclosing Heath and Reach, weakening the contribution of the Green Belt between the parcel and the village.	High
Release of NLP074a in isolation.	New inset development in this parcel would retain some separation from Leighton Linlade and Heath and Reach, but would still constitute significant countryside encroachment. The valley occupied by lakes and woodland has strong separation from urban areas.	High

Site: NLP074 - Checkley Wood Garden Village, Leighton Buzzard

Site size (ha): 364.89

Parcel: NLP074b Parcel area (ha): 86.44



Looking west from Mile Tree Road, opposite Mile Tree Farm

Parcel: NLP074b Parcel area (ha): 86.44

Stage 1 assessment

Parcel: LL6

Highest contribution: Purpose 1 and 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	The parcel is located on the edge of an area with approval for a large urban extension of Leighton Linlade. Development here would therefore represent significant sprawl, extending the urban area north and to an extent enclosing Heath and Reach.
Purpose 2: Preventing the merger of neighbouring towns	The parcel is a sizeable distance from any town other Leighton Linlade, so the parcel makes no significant contribution to this purpose.
Purpose 3: Safeguarding the countryside from encroachment	Shenley Hill Road marks a distinction between the committed development edge and the parcel, other than at the eastern end where the Redland Vandyke Works and adjacent land (largely wooded) lie inbetween. The road doesn't mark any landform distinction, with the prominent ridge of Shenley Hill running north-south across the committed development edge, but the parcel is undeveloped, and is large enough to make a significant contribution to preventing countryside encroachment.
Purpose 4: Preserving the setting and special character of historic towns	Woodlands to the north of Leighton Linlade, and its relationship with the River Ouzel, are the principal elements of the town's historic setting. The parcel, situated beyond modern expansion of the town and further committed development, makes no significant contribution to this purpose.
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 L16, of which the site forms part: urban extension and growth in a transport corridor (A5). The parcel could form an extension of Leighton Linlade or could in part be associated with a new inset area associated with the A5 corridor.

Potential alternative Green Belt boundaries

The northern edge of the site is clearly defined by Eastern Way and the eastern boundary by Mile Tree Road, but the western boundary is weaker, cutting across fields and following no defined landscape features. Shenley Hill Road which defines the committed development edge is also a clear boundary feature. There are various field edge hedgerows within the parcel that would constitute weaker boundaries, but quarry restoration would offer the opportunity to create a clear definition between countryside and new inset development in the north-eastern part of the parcel.

Site: NLP074 - Checkley Wood Garden Village, Leighton Buzzard

Site size (ha): 364.89

Parcel: NLP074b **Parcel area (ha):** 86.44

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP074b in isolation	The parcel makes a contribution to checking unrestricted sprawl of a large built-up area and in preventing countryside encroachment. Its release would significantly extend the settlement form northwards, weakening the Green Belt contribution of the farmland between the edge of Leighton Linlade and Heath and Reach. There would be little justification for retaining the Green belt status of the Redland Vandyke works on Mile Tree Road.	High
Release of north-eastern part of parcel only.	The release of land remote from the inset settlement would constitute significant encroachment on countryside, but the quarry landform offers potential for relatively strong separation from Leighton Linlade and Heath and Reach to be maintained.	Moderate high

Site size (ha): 364.89

Parcel Boundary
Other Parcel Boundaries
Committed Development
Green Belt

Rating
 High
 Moderate high
 Moderate
 Low moderate
 Low

Map labels include: Sheeplane, Bushycommon Wood, Hill Fm, 158, 95, 144, 124, 108, 101, 105, 99, 96, 93, 94, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 0.

Map features include: Stockgrove Country Park, Fox Corner, Sand Pit, PH, Rushings, Wr Twr, Kingsway Fm, Fourne Hill Fm, Kingsway Fm, Miletree Fm, Stonehenge Works Sta, Ground Fm, Hockliffe Grange, Church End, Earthwork, Hockliffe, Ho, Clipstone Hawthorns, Brook, A5, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100.

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Looking north-west from Eastern Way

Parcel: NLP074c Parcel area (ha): 39.12

Stage 1 assessment

Parcel: H

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	A strip of arable fields located alongside the A5, immediately east of an active sand quarry. The parcel is located 1.5km distance from the committed development edge of Leighton Linslade so isolated development here would not be associated with the large urban area.
Purpose 2: Preventing the merger of neighbouring towns	The parcel is a sizeable distance from any town other Leighton Linslade, so the parcel makes no significant contribution to this purpose.
Purpose 3: Safeguarding the countryside from encroachment	The parcel is a significant distance from any inset development, lacks urbanising elements and forms part of a wider agricultural landscape. It therefore makes a significant contribution to preventing countryside encroachment.
Purpose 4: Preserving the setting and special character of historic towns	Woodlands to the north of Leighton Linslade, and its relationship with the River Ouzel, are the principal elements of the town's historic setting. The parcel, situated beyond modern expansion of the town, further committed development and current and former quarry workings, makes no significant contribution to this purpose.
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 L16, of which the site forms part: urban extension and growth in a transport corridor (A5). The parcel could form part of a large expansion of Leighton Linslade or could form part of a new inset area associated with the A5 corridor.

Potential alternative Green Belt boundaries

The long eastern boundary of the parcel is defined in part by the A5 and in part by weak field boundaries. The southern edge is defined by Eastern Way, and field boundaries and mature tree cover mark the boundaries to the active and former sand quarries. There are no existing alternative Green Belt boundaries within the parcel. Expansion of existing inset settlement would require significant extension of the Green Belt edge out from Leighton Linslade.

Site: NLP074 - Checkley Wood Garden Village, Leighton Buzzard

Site size (ha): 364.89

Parcel: NLP074c **Parcel area (ha):** 39.12

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP074c as part of an expansion of Leighton Linlade (with NLP074b and parts of NLP074a and/or NLP074d).	The parcel makes a significant contribution to preventing countryside encroachment. Its release as part of an expansion of Leighton Linlade would constitute a significant change in the town's settlement form, affecting Heath and Reach's relationship with the wider countryside and weakening the contribution of the Green Belt between the parcel and the village.	High
Release of NLP074c in isolation.	The creation of new inset development here would constitute significant encroachment on the countryside, but the A5, Eastern Way and the valley landform of the quarry would create strong containment, limiting impact on the wider Green Belt. The Green Belt contribution of the remaining land between the parcel and the A5 would be significantly weakened.	Moderate high

Site size (ha): 364.89

[illegible]

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Looking east from south-western corner of the parcel, close to Mile Tree Road

Parcel: NLP074d Parcel area (ha): 131.96

Stage 1 assessment

Parcel: LL7

Highest contribution: Purpose 1 and 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	Arable fields occupying a shallow valley between Mile Tree Road and the A5. The parcel's south-western corner is less than 500m from the committed development edge of Leighton Linslade at the junction of Shenley Hill Road, Mile Tree Road and Vandyke Road, and the Redland Vandyke works are a built development presence in this gap, so the parcel is considered to contribute to preventing sprawl of a large, built-up area.
Purpose 2: Preventing the merger of neighbouring towns	The parcel is a similar distance from Dunstable/Houghton Regis as the existing edge of Leighton Linslade, but being closer to the A5, a connecting route between the two towns, it can be considered to make a minor contribution to their separation.
Purpose 3: Safeguarding the countryside from encroachment	There are several farmsteads and other dwellings in the parcel, and some commercial development on Eastern Way, but these are too isolated to constitute a significant urbanising influence. The parcel is a large area of farmland that forms part of a wider rural landscape, and its valley landform creates some distinction from the committed development area. It therefore makes a significant contribution to preventing countryside encroachment.
Purpose 4: Preserving the setting and special character of historic towns	Woodlands to the north of Leighton Linslade, and its relationship with the River Ouzel, are the principal elements of the town's historic setting. The parcel, situated beyond modern expansion of the town, further committed development and current and former quarry workings, makes no significant contribution to this purpose.
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 L16, of which the site forms part: urban extension and growth in a transport corridor (A5). The parcel could form part of an expansion of Leighton Linslade or could form part of a new inset area associated with the A5 corridor.

Potential alternative Green Belt boundaries

The northern boundary of the parcel is defined by Eastern Way but field boundaries form weak edges around most of the parcel. The A5 to the north would constitute a stronger boundary. The watercourse along the valley floor, and associated vegetation, would form a stronger boundary than the parcel's outer edges.

Site: NLP074 - Checkley Wood Garden Village, Leighton Buzzard

Site size (ha): 364.89

Parcel: NLP074d **Parcel area (ha):** 131.96

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP074d as part of an extension of Leighton Linslade (with release of NLP074b).	The parcel makes a significant contribution to preventing countryside encroachment. Its release as part of an expansion of Leighton Linslade would constitute a significant change in the town's settlement form. The contribution to Green Belt of remaining land between the parcel and the A5 would be weakened.	High
Release of the parcel in isolation.	The creation of new inset development here would constitute significant encroachment on the countryside. There are no strong boundary features to provide containment to the south/east, and the Green Belt contribution of land between the parcel and the A5 would be weakened.	High
Release of the northern part of the parcel in isolation, or associated with the release of NLP074c.	A smaller release of land, contained by the watercourse to the east and plantation woodland to the south, would cause less harm to the wider Green Belt.	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. NLP464 is nearby but is entirely contained by the committed East of Leighton Urban Extension; other than this the nearest sites are adjacent to Hockliffe and the south of Leighton Buzzard, and do not form part of the same settlement gap.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating
Release of NLP074 in its entirety	The site covers an extensive area of Green Belt, loss of which would constitute significant countryside encroachment, and urban sprawl that would result in a major change in the form of Leighton Linlade, to the detriment of the separation of Heath and Reach. In the wider context, woodland to the north-west and the A5 to the north-east would contain this expanded urban area.	High
Release of NLP074c and the northern part of NLP074d.	These areas could form an isolated release, creating a new inset area that would still constitute significant countryside encroachment, but would not be sprawl of a large urban area, and would still retain separation from other inset settlements.	Moderate high



Committed development

Harm rating from release of whole site -

High

Moderate high

Moderate

Low moderate

Low



Site description

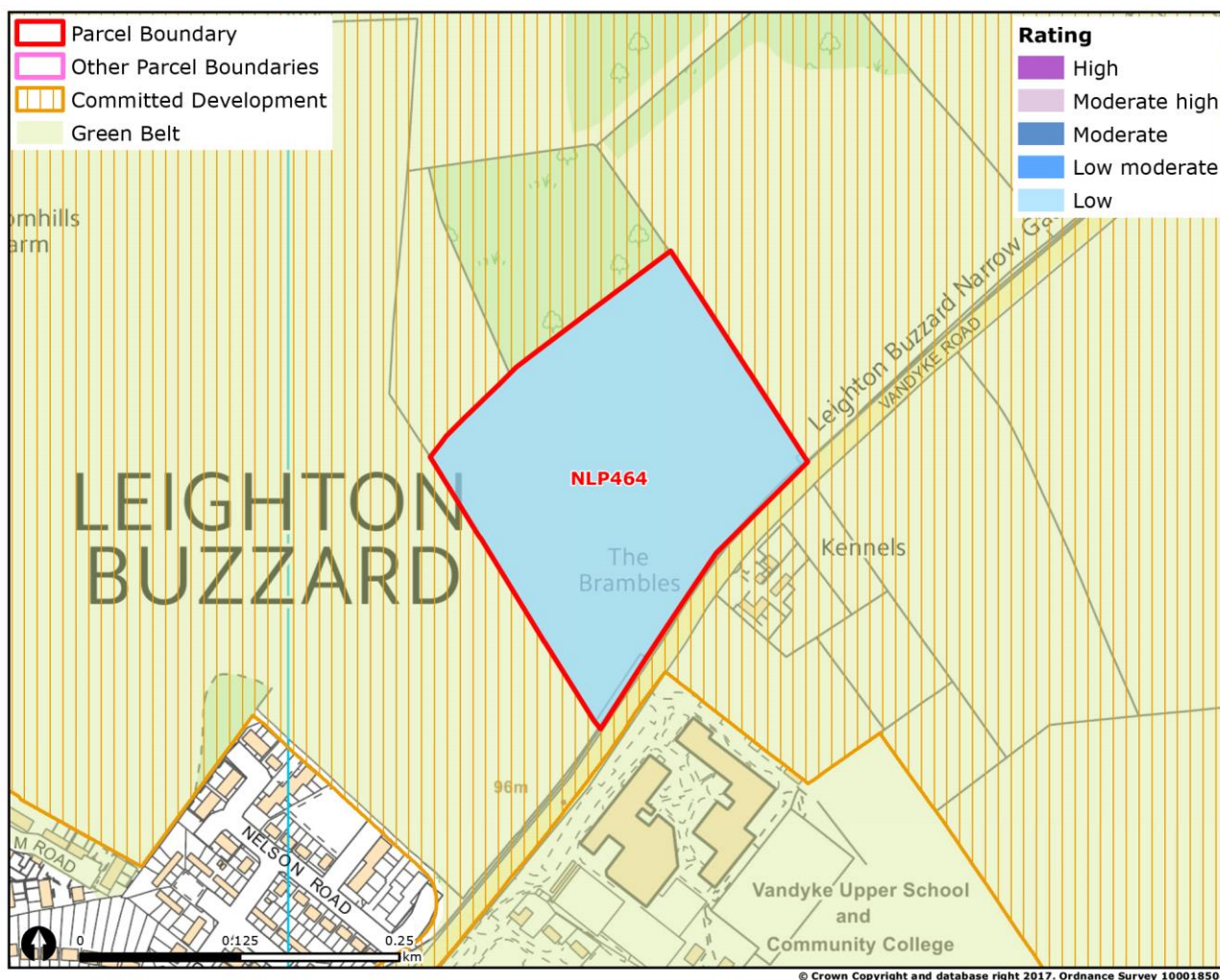
The site consists of a single pasture field adjacent to Vandyke Road and just to the southern end of Shenley Hill. A woodland block on the hillside marks the north-western edge of the site. Hedgerows define the parcel boundaries, other than to the south where fencing has been installed pending development of the adjacent land. The site lies c.200m beyond the existing built edge on Nelson Road, and just across the road from Vandyke Upper School, but is entirely contained within land that is committed for development as part of the East of Leighton Urban Extension.

Relationship between site, settlement and countryside

Being completely surrounded by land that is committed for development, the site is isolated from any other open Green Belt. The nearest outer development edge will be along Shenley Hill Road, over 500m to the north.

Parcels

The site has been assessed as a single parcel.



Looking north across the centre of the parcel from the entrance to Vandyke Upper School

Parcel: NLP464 Parcel area (ha): 5.52

Stage 1 assessment

Parcel: n/a

Highest contribution: The site was not assessed at Stage 1 due to its containment by committed development.

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	The parcel's containment by committed development means that it plays no role in protecting other Green Belt land, and development of the parcel itself would constitute infill rather than sprawl.
Purpose 2: Preventing the merger of neighbouring towns	The parcel's containment by committed development means that it can make no contribution to settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The parcel is open land but it would, following development of the land around it, have no relationship with the wider countryside and would constitute open space within an urban area. It can therefore make no significant contribution to this purpose.
Purpose 4: Preserving the setting and special character of historic towns	The parcel lacks features which contribute to historic setting and therefore makes no contribution to the setting of Leighton Linlade.
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 L16, of which the site forms part: urban extension and growth in a transport corridor (A5). The parcel would form part of the East of Leighton urban extension.

Potential alternative Green Belt boundaries

Release of the parcel would remove an isolated piece of Green Belt land, so no alternative boundary would need to be defined.

Site: NLP464 - The Chiltern Hunt Land, Leighton Buzzard

Site size (ha): 5.52

Parcel: NLP464 **Parcel area (ha):** 5.52

Harm to Green Belt resulting from release

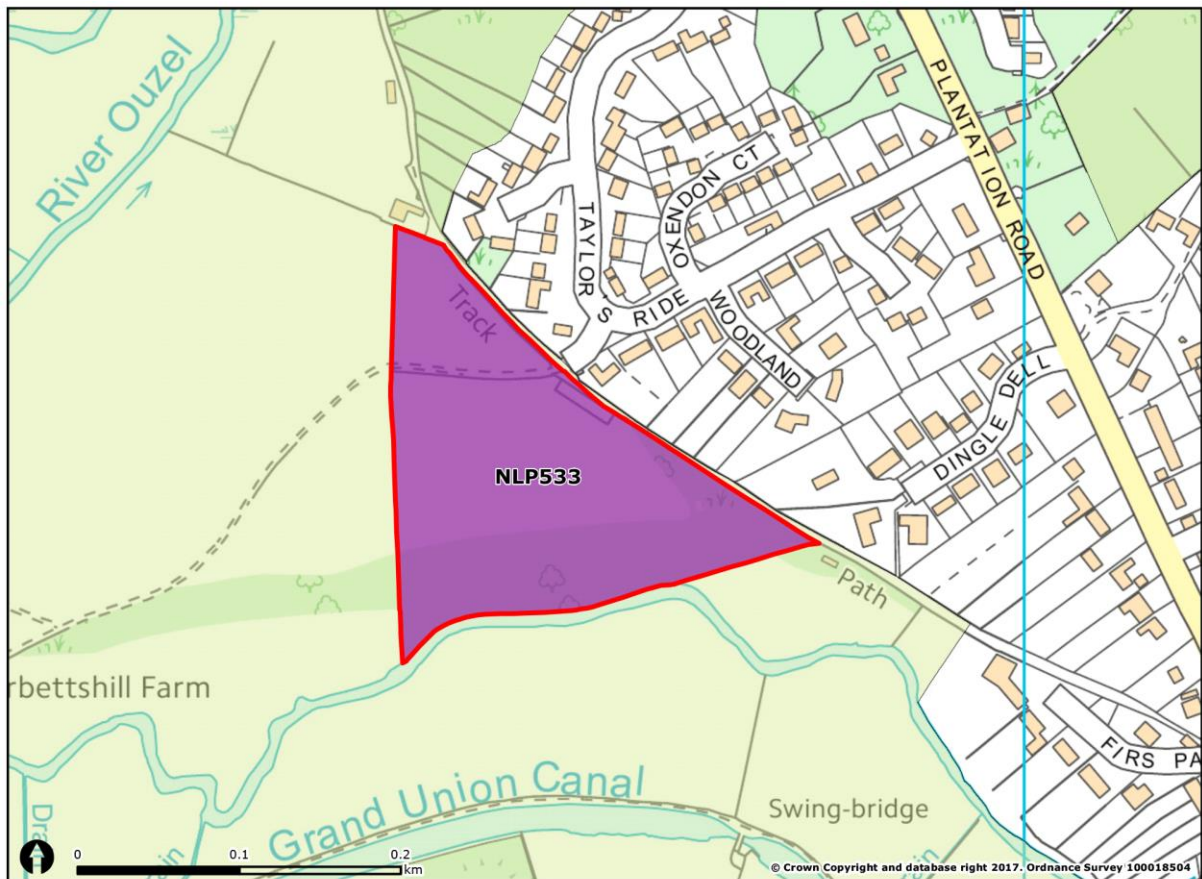
Scenario	Comments	Rating
Release of NLP464 in isolation	The parcel's containment by committed development means that it will, post-development, serve no significant Green Belt function. Even if development proposals for the surrounding land were to retain open links to the wider countryside, the parcel's continued openness would serve no function in protecting other Green Belt land; an alternative open space designation would therefore be more appropriate, were its continued openness to be desirable.	Low

Cumulative release scenarios

The site's containment by committed developments precludes any cumulative Green belt harm.

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 located to the north-east of the inset settlement of Leighton Linslade and comprises gently sloping pasture fields bisected in the north by a gravel drive extending from the settlement edge. The well-wooded settlement edge defines the eastern edge of the site, continuing around to the north and connects with an area of woodland occupying steeply sloping land in the south that falls into the river valley. The River Ouzel marks much of the southern boundary at the bottom of the valley. The western edge of the site is mostly made up of a line of trees although the western boundary of the northern field does not follow any physical features on the ground.

Relationship between site, settlement and countryside

The site lacks urbanising influences and despite its proximity to the inset settlement of Leighton Linslade, the thick belt of trees along the settlement edge restricts intervisibility and the relationship the site has with adjoining development. The River Ouzel, woodland and steeply sloping land to the south also contributes to the strong distinction with the countryside. However, there is intervisibility between the site and the surrounding countryside to the west due to the slope of the land away from the settlement edge and this sense of openness is reinforced by the absence of a boundary along part of the site's western edge. As such, this site relates more strongly to the countryside than it does the settlement.

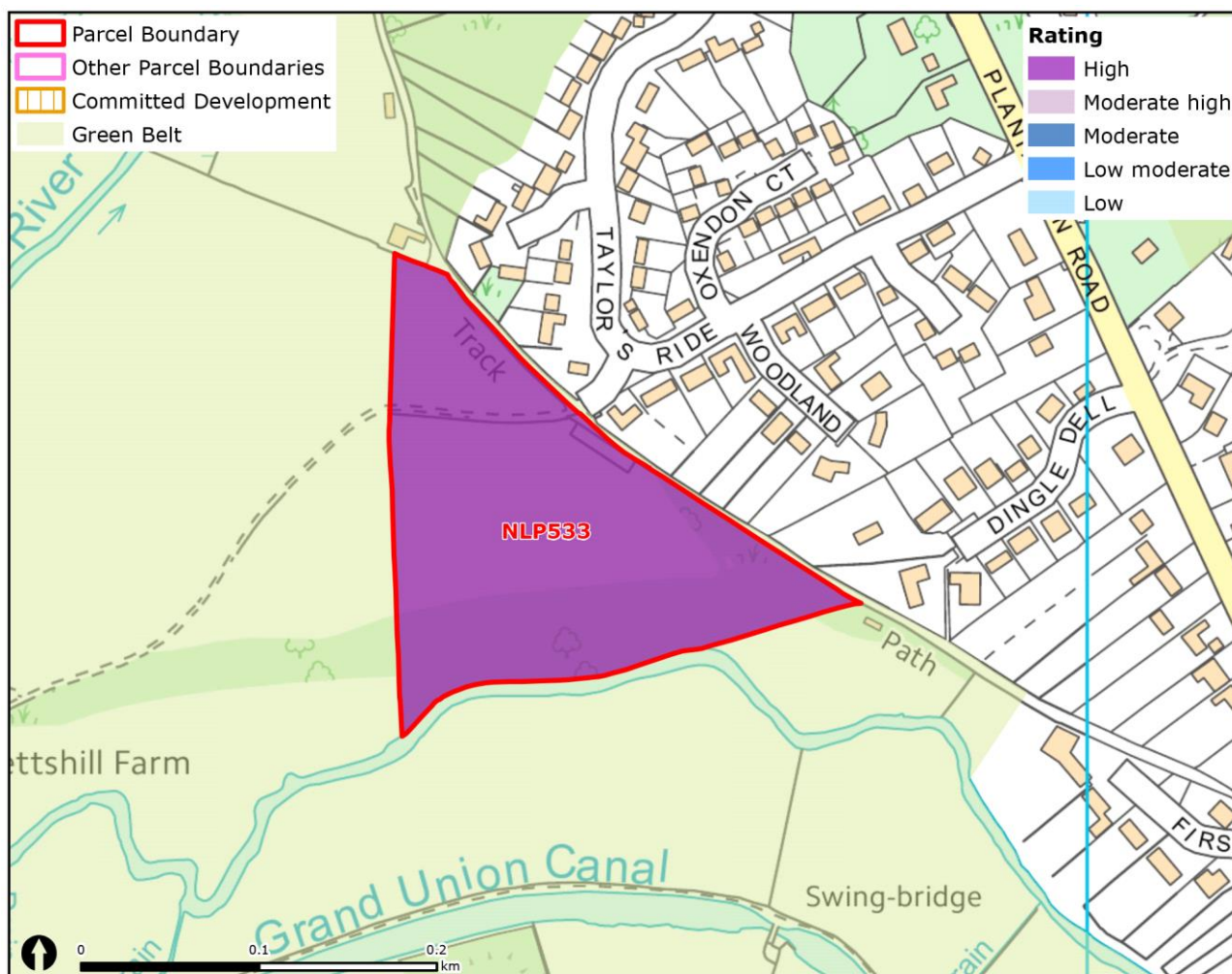
Parcels

This site is assessed as one parcel.

Site: NLP533 - Land at Corbetts Farm

Site size (ha): 3.30

Parcel: NLP533 Parcel area (ha): 3.30



Looking east to settlement edge of Leighton Linlade from the public footpath within site.

Parcel: NLP533 Parcel area (ha): 3.30

Stage 1 assessment

Parcel: LL2

Highest contribution: Purpose 1 ,3 & 4 - 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	This parcel lies adjacent to the large urban area of Leighton Linlade but has a stronger relationship with the countryside than it does the settlement It therefore contributes to checking the unrestricted sprawl of the large built-up area, although the extent of potential sprawl is limited by the River Ouzel.
Purpose 2: Preventing the merger of neighbouring towns	This parcel is a sizeable distance from any town other than Leighton Linlade, so the parcel makes no significant contribution to this purpose.
Purpose 3: Safeguarding the countryside from encroachment	The parcel relates more strongly to the countryside than to the settlement and lacks urbanising influences.
Purpose 4: Preserving the setting and special character of historic towns	Woodlands to the north of Leighton Linlade and its relationship with the River Ouzel are the principal elements of the town's historic setting. The southern edge of this parcel adjoins the River Ouzel, whilst the southern half of the site forms part of the river valley. As such, development of this parcel would have a significant effect on the setting and special character of the 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 the settlement of Leighton Linlade and the absence of any landscape elements that could create clear separation between existing and new development, mean that urban extension is the only viable development scenario.

Potential alternative Green Belt boundaries

The hedgerow along the eastern edge of this site represents a strong defensible Green Belt boundary, clearly distinguishing the town from the countryside. The partial tree-line along the western edge of the parcel would constitute a weaker boundary.

Site: NLP533 - Land at Corbetts Farm

Site size (ha): 3.30

Parcel: NLP533 **Parcel area (ha):** 3.30

Harm to Green Belt resulting from release

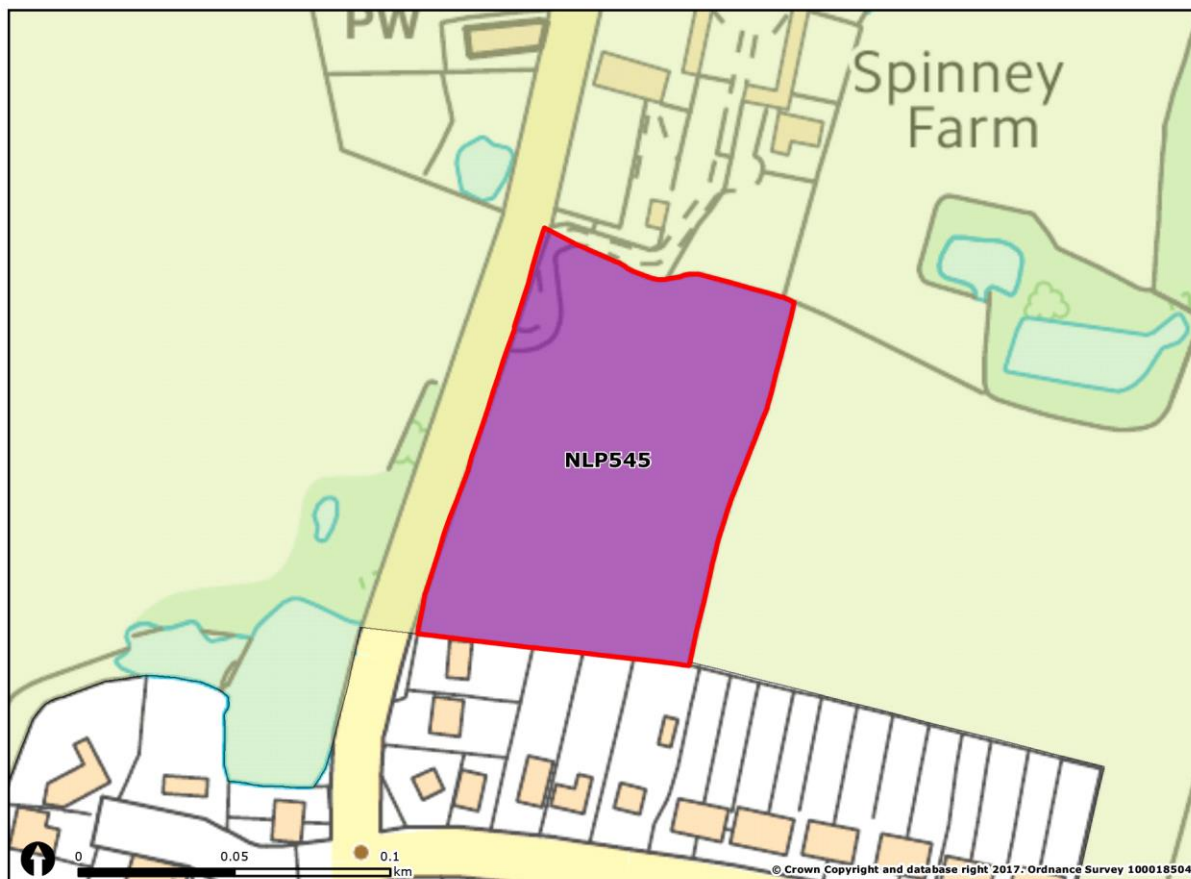
Scenario	Comments	Rating
Release of NLP533 in isolation.	This parcel makes a contribution to checking the unrestricted sprawl of large built-up areas, preventing countryside encroachment and preserving the setting and special character of historic towns. Leighton Linlade has a strongly defined settlement edge and thus release of this parcel would represent sprawl. The absence of a strong boundary to the west means that growth of the inset settlement westwards would, in turn, weaken the contribution of adjacent farmland.	High

Cumulative release scenarios

There are no other sites with which the potential harm would be greater than the harm resulting from their release in isolation. The nearest site is NLP049 to the south-west and NLP545 to the north which are too distant and separated by intervening features to have any significant combined impact on Green Belt.

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating



Site description

This site adjoins the north-eastern edge of the inset settlement of Leighton Linslade and forms part of the gap between Leighton Linslade and Heath and Reach. It comprises a single pasture field partly defined by post and rail fencing which slopes gently downwards towards Leighton Linslade. The settlement edge of Leighton Linslade adjoins the parcel to the south with the rear gardens of residential properties forming the boundary whilst a large farmstead within the Green Belt lies to the north, enclosed by trees. Leighton Road runs along the western boundary extending between Leighton Linslade in the south and Heath and Reach in the north. A single hedgerow marks the separation with the wider pasture fields in the east.

Relationship between site, settlement and countryside

The proximity and openness of the settlement edge at Leighton Linslade allows for intervisibility with the development and imparts an urbanising influence over the parcel. Leighton Road also forms a connecting feature with the settlement and provides the distinction with the countryside to the west. Despite there being built development beyond the northern boundary this remains in the Green Belt and is open in character. The eastern hedgerow and hedgerow trees is thin in places which also allows for intervisibility with the wider countryside beyond.

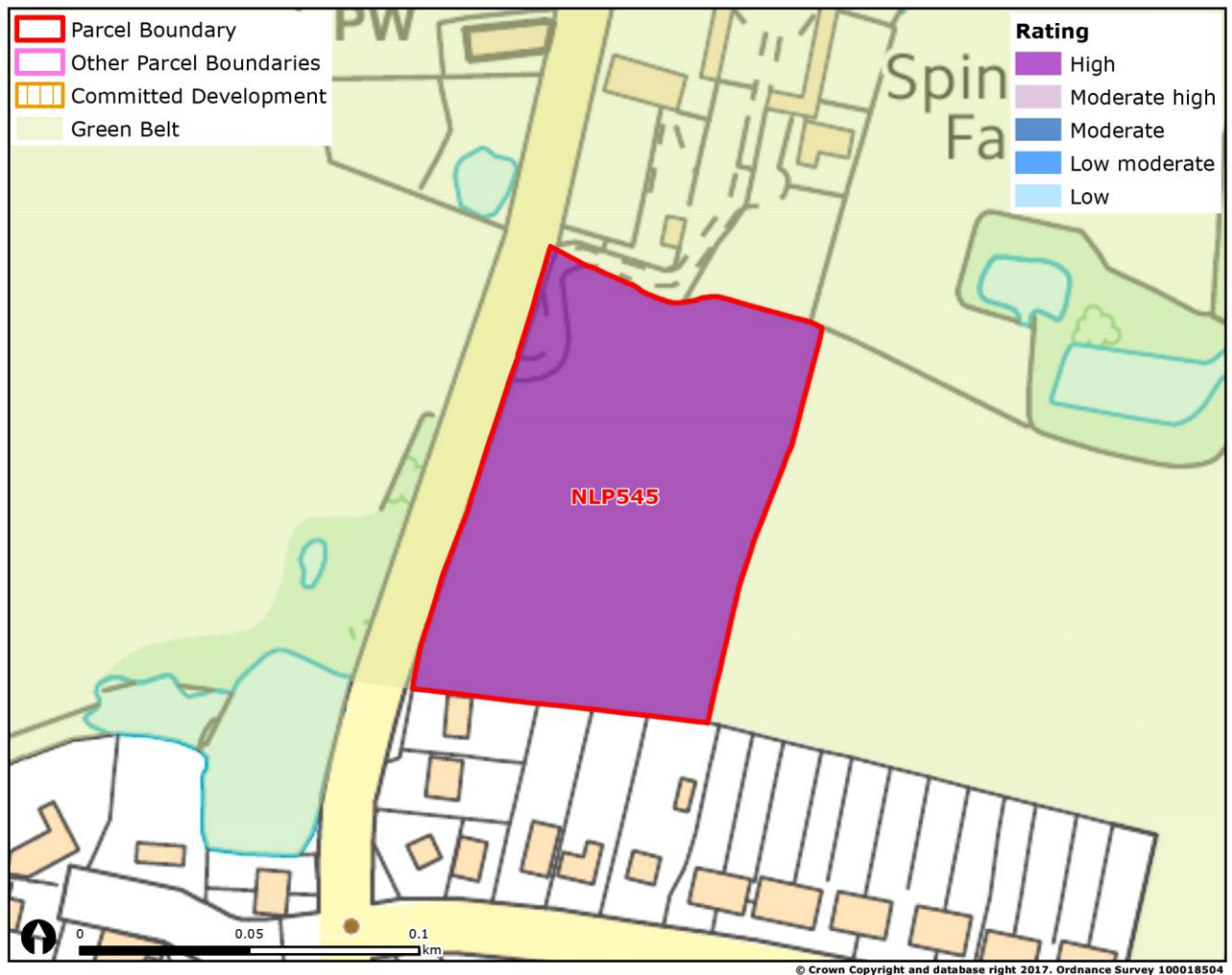
Parcels

This site is assessed as one parcel.

Site: NLP545 - Spinney Farm South

Site size (ha): 1.08

Parcel: NLP545 Parcel area (ha): 1.08



Looking south from entrance to Spinney Farm at Leighton Road.

Parcel: NLP545 Parcel area (ha): 1.08

Stage 1 assessment

Parcel: LL6

Highest contribution: Purpose 1 and 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	This parcel is located on the edge of the large built-up area of Leighton Linlade. Development here would significantly affect the separation of Heath and Reach from Leighton Linlade. Therefore, the site makes a significant contribution to preventing the sprawl of Leighton Linlade.
Purpose 2: Preventing the merger of neighbouring towns	Although this parcel represents a significant gap between Leighton Linlade and the village Heath and Reach, it is a sizeable distance from any town other than Leighton Linlade. Therefore the parcel makes no significant contribution to this purpose.
Purpose 3: Safeguarding the countryside from encroachment	The parcel displays characteristics of the countryside being open and undeveloped with some relationship to the wider countryside. However, the site is subject to urbanising influence from the adjoining settlement to the south. Therefore, development here would represent encroachment on the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The site makes a moderate contribution to the historic setting of Leighton Linlade by retaining the separation from Heath and Reach.
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 Leighton Linlade and the absence of any landscape elements that could create clear separation between existing and new development mean that urban extension is the only viable development scenario.

Potential alternative Green Belt boundaries

The western edge of this site is clearly defined by Leighton Road. The Green Belt boundary which would define the eastern and northern edge of the parcel would be bounded by a hedgerow and tree line respectively and would not be significantly weaker than the existing Green Belt boundary on the settlement edge. There are no existing alternative Green Belt boundaries within the site or nearby that would offer stronger boundaries.

Site: NLP545 - Spinney Farm South

Site size (ha): 1.08

Parcel: NLP545 **Parcel area (ha):** 1.08

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP545 in isolation.	This parcel makes a significant contribution to checking the unrestricted sprawl of Leighton Linslade , preventing countryside encroachment, and preserving the historic setting of Leighton Linslade. The release of this site in isolation would significantly weaken the contribution of adjacent farmland to the east and the farmstead to the north. This would have an adverse effect on settlement form, representing sprawl of Leighton Linslade.	High

Cumulative release scenarios
<p>NLP545 is located adjacent to NLP544. Site NLP545and site NLP544 are assessed in isolation as causing high harm to the Green Belt. It is considered the harm resulting from their combined release would be not be significantly greater than either in isolation.</p> <p>In addition, site NLP545 lies in close proximity to ALP066 and NLP074 which are considerably larger and more removed from the settlement. The release of sites ALP066, NLP074, NLP544 in combination with site NLP455 would not be significantly greater than that of ALP066 or ALP074 which were both assessed in isolation as causing High Harm to the Green Belt.</p>

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