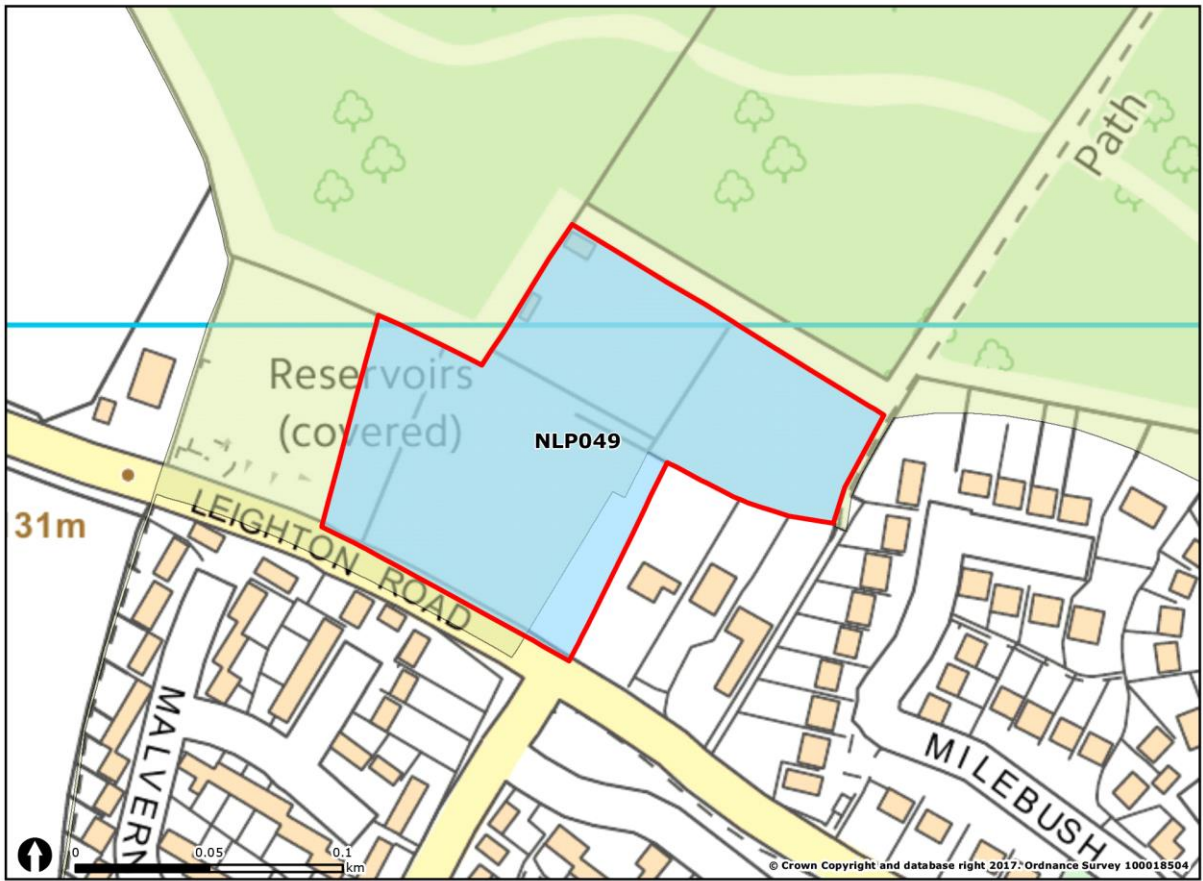


Leighton Linlade



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



Site description

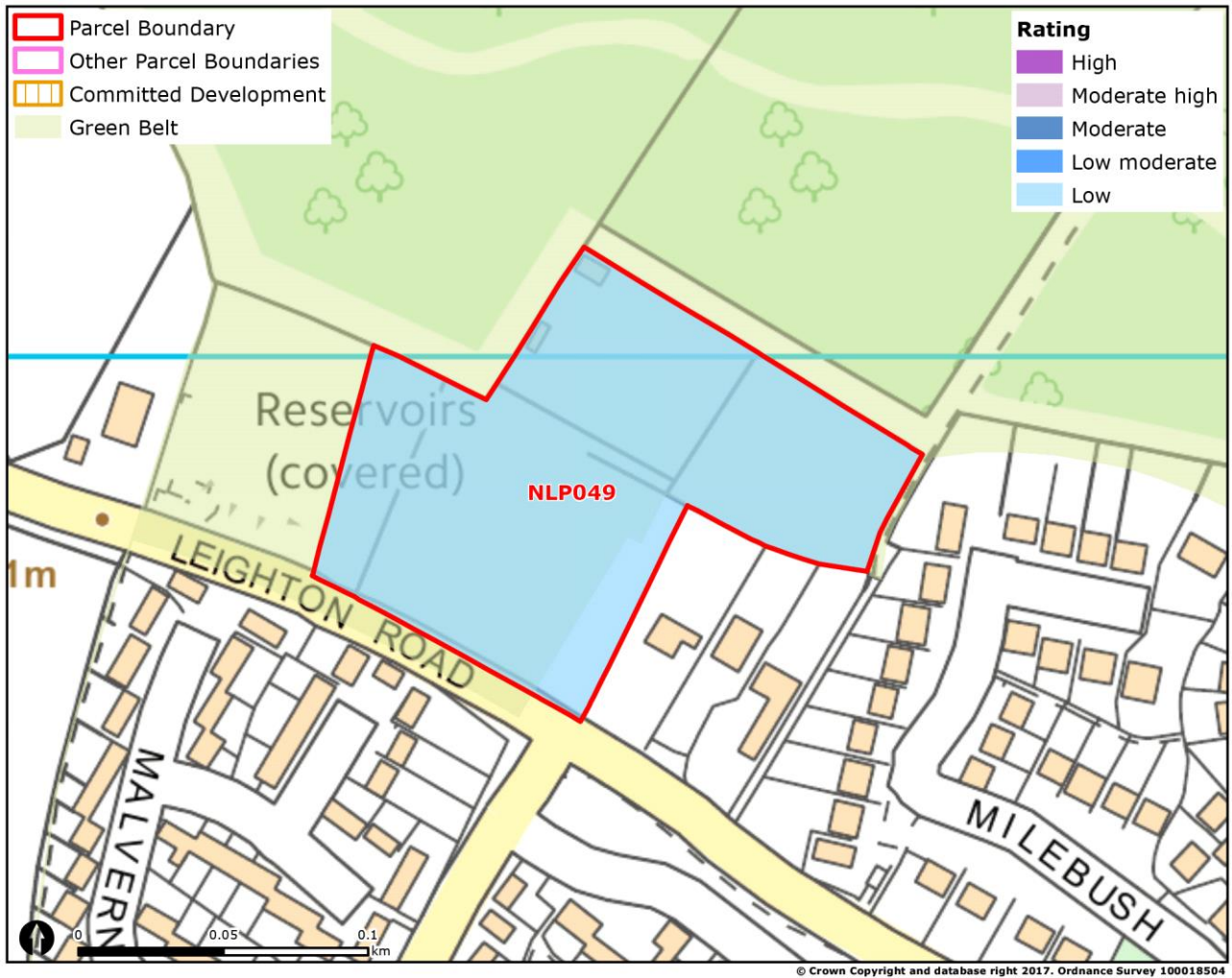
Located on the edge of the inset settlement Leighton Linslade, this site comprises a series of horse paddocks and pasture fields that slope gently upwards to the north. Leighton Road extends along the southern boundary providing a primary route into Linslade and with residential properties located adjacent. A small number of dwellings adjoin the parcel to the east with the rear gardens forming the eastern edge. Plantation woodland of Linslade Wood marks the northern boundary, whilst a covered reservoir with associated infrastructure lies to the west separated by a small hedgerow.

Relationship between site, settlement and countryside

The site is located on the edge of the large built-up area of Leighton Linslade. It slopes gently upwards to the north where Linslade Wood provides a strong separating feature from the countryside beyond. This restricts intervisibility and the relationship the site has with the wider countryside. There is some relationship with settlement to the east, which imparts an urbanising influence due to a lack of strong separating features. This is compounded further by the intervisibility with the dwelling to the west (outside the Green Belt boundary). However, Leighton Road and treeline to the south provides some separation from the settlement to the south.

Parcels

This site is assessed as one parcel.



Looking north east towards Linslade Wood from Leighton Road.

Parcel: NLP049 Parcel area (ha): 1.73

Stage 1 assessment

Stage 2 assessment

Parcel: LL1
Highest contribution: Purpose 1 & 3 - Strong contribution

Parcel: LL1a
Contribution: Moderate

Contribution to Green Belt purposes

Purpose	Comments
Purpose 1: Checking the unrestricted sprawl of large, built-up areas	The parcel is adjacent to the large built-up area of Leighton Linlade and relates more strongly to this than to the wider countryside.
Purpose 2: Preventing the merger of neighbouring towns	Development on this parcel would result in little or no perception of the narrowing of the gap between towns.
Purpose 3: Safeguarding the countryside from encroachment	The parcel is open and undeveloped. However there is little separation between the site and the settlement to the east and the site is largely contained from the wider countryside. Therefore, development here would represent limited encroachment on the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The parcel’s openness contributes to the relationship between the settlement and characteristics identified as contributing to the special character or historic setting but development would have only a moderate impact on historic character.
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, the absence of any landscape elements that could create clear separation between existing and new development, and the location of the site within 1.2km of a railway station and 1km of an A-road mean that urban extension and growth in transport corridors are the only viable development scenarios.

Potential alternative Green Belt boundaries

Linslade Wood forms a strong defensible boundary along the site’s northern edge and to the inset development to the east, as well as providing a clear distinction between the site and countryside. The hedgerow which borders the western edge of the adjoining field to the west would constitute a stronger boundary than the west of the site as it would fall in line with the alignment of the western boundary of the settlement south of Leighton Road.

Site: NLP049 - Land to North of Soulbury Road

Site size (ha): 1.73

Parcel: NLP049 **Parcel area (ha):** 1.73

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP049 in isolation.	This parcel does not make a significant contribution to any of the Green Belt purposes. Release of the parcel for development would have limited harm on the Green Belt overall due to the relationship with the settlement and the strong boundary formed of Linslade Wood. The contribution of the covered reservoir in the west to the Green Belt purposes would be weakened as a result of being contained by development on three sides including a dwelling outside of the Green Belt although this would not be significant due to its small scale and situation on the edge of the Green Belt.	Low

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 NLP533 to the north-east, which is 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