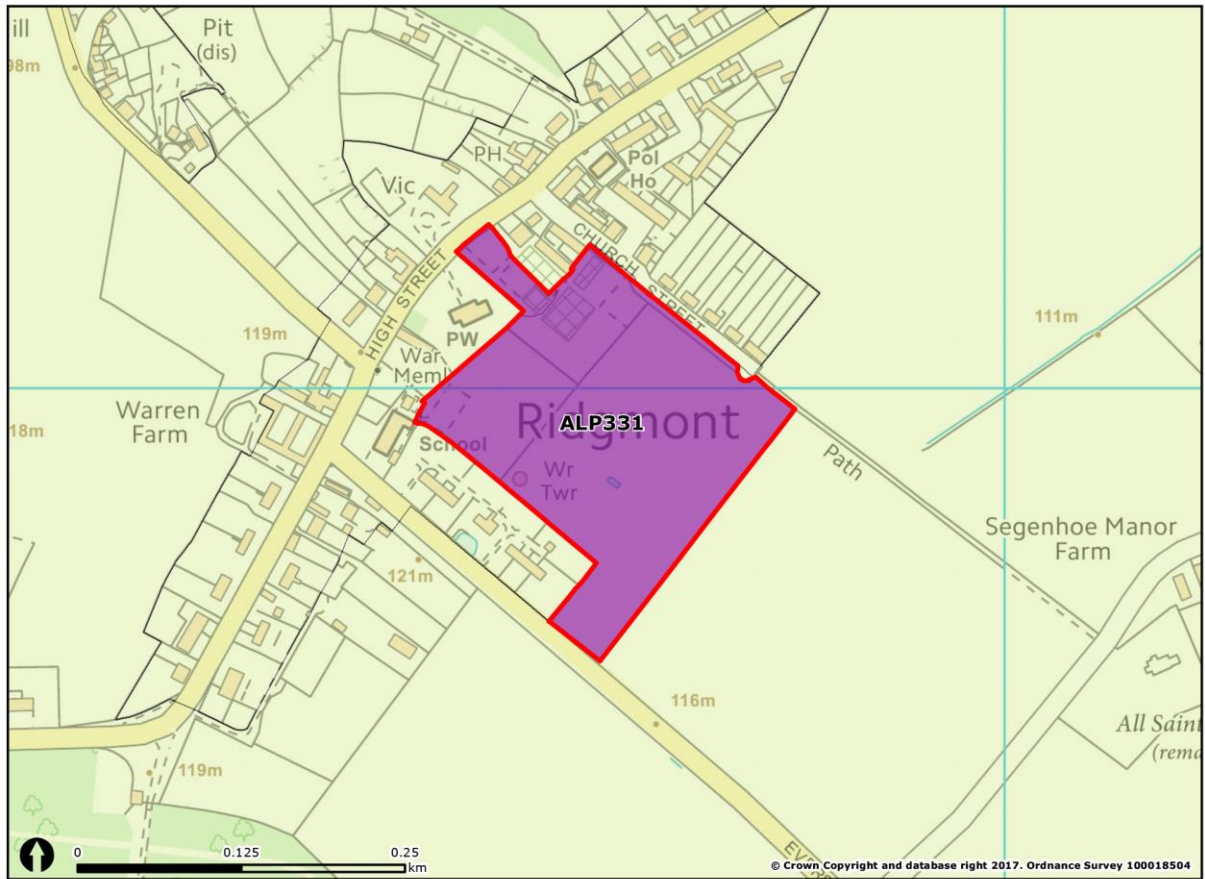


Ridgmont



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



Site description

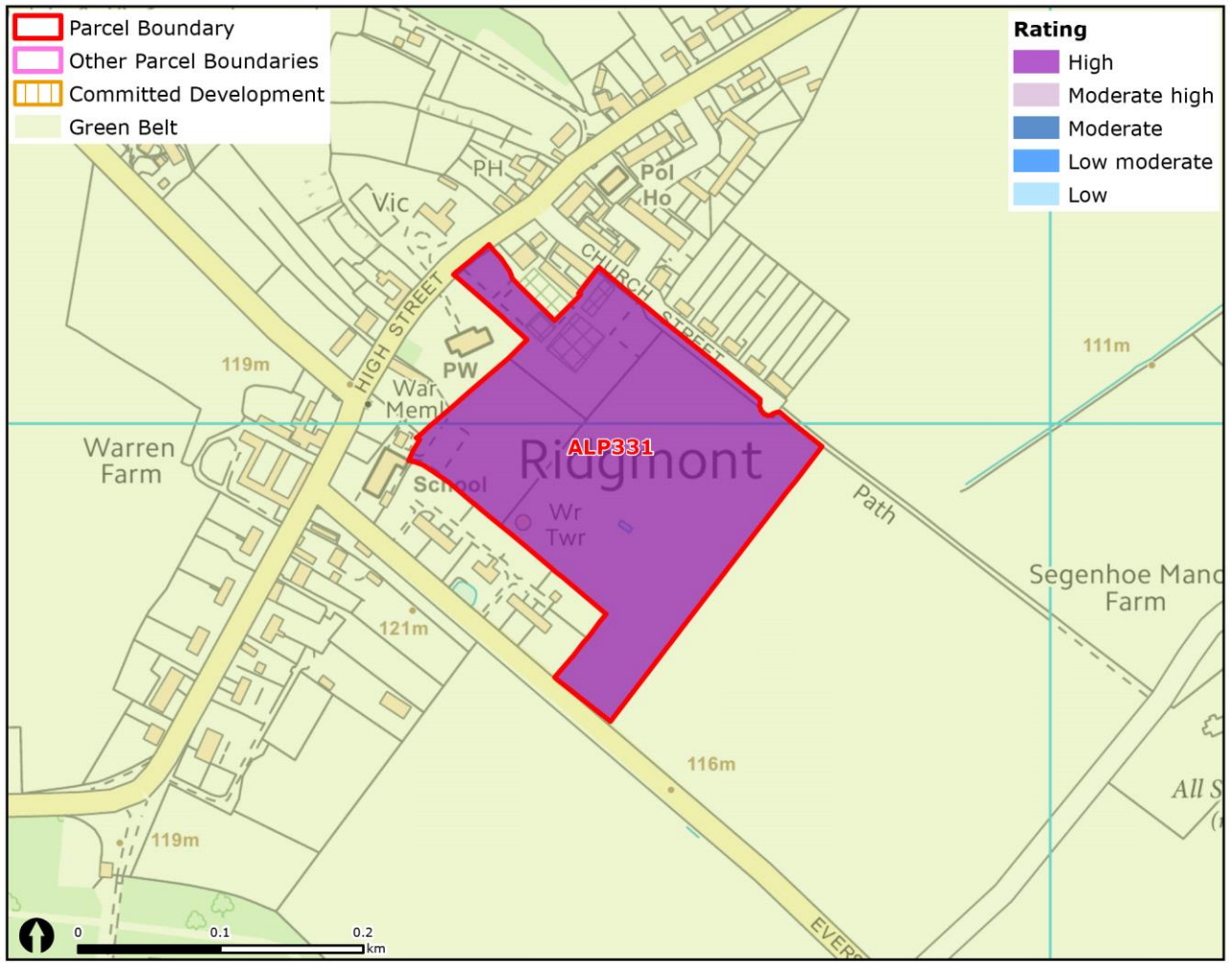
The site is located adjacent to the washed over settlement of Ridgmont. The south eastern section of the site is comprised of open, arable fields, the north eastern corner contains large glass houses and polytunnels, while in the north western corner is a football pitch and school playground. The site is flat and boundaries are formed by a hedgerow to the south east beyond which are open fields, dwellings within the settlement of Ridgmont to the north east and south west and All Saints Church Ground to the north west.

Relationship between site, settlement and countryside

Ridgmont is a small historic village largely comprising of ribbon development. Buildings vary in density and scale but in general the village maintains a sense of openness. There is no significant separation between the site and the settlement on its north eastern, south western and north western edges, giving the site a relationship with the settlement. The polytunnels, glasshouses and playgrounds on the northern side do not exert an urbanising influence on the site, which has no significant distinction from the wider arable landscape to the south east. Therefore, the site has a relationship with both settlement and the countryside.

Parcels

This site is assessed as one parcel.



Looking south across the southern boundary from Church Street.

Parcel: ALP331 Parcel area (ha): 4.40

Stage 1 assessment

Stage 2 assessment

Parcel: A
Highest contribution: Purpose 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	Development here would relate to the expansion of Ridgmont 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 site has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The site is open and displays the characteristics of the countryside. It has a strong relationship with the wider countryside to the south due to a lack of separating features and there are no significant urbanising influences on the site. Therefore, development here 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 adjacent to the settlement of Ridgmont, the absence of any landscape elements that could create clear separation between existing and new development, and the location of the site within 1km of the M1 mean that village extension and growth in transport corridors are the only viable development scenarios.

Potential alternative Green Belt boundaries

Release of this parcel would constitute a new Green Belt boundary within a washed over settlement. It is recognised that buildings within the village vary in density and so boundaries to the north east, north west and south west of the site will be weak due to the lack of distinction between the inset site and the washed over settlement. The boundary to the south east, formed of a hedgerow also does not constitute a strong separating feature between the site and the wider countryside.

Site: ALP331 - Land at Ridgmont

Site size (ha): 4.40

Parcel: ALP331 **Parcel area (ha):** 4.40

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of ALP331 in isolation.	The site makes a significant contribution to safeguarding the countryside from encroachment but does not contribute to other Green Belt purposes. Although washed over, it is recognised that the buildings in Ridgmont vary in density and therefore, a change in the linear form of the settlement and the lack of distinction between the inset site and the washed over village could reduce the justification for retaining the washed over status of Ridgmont.	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