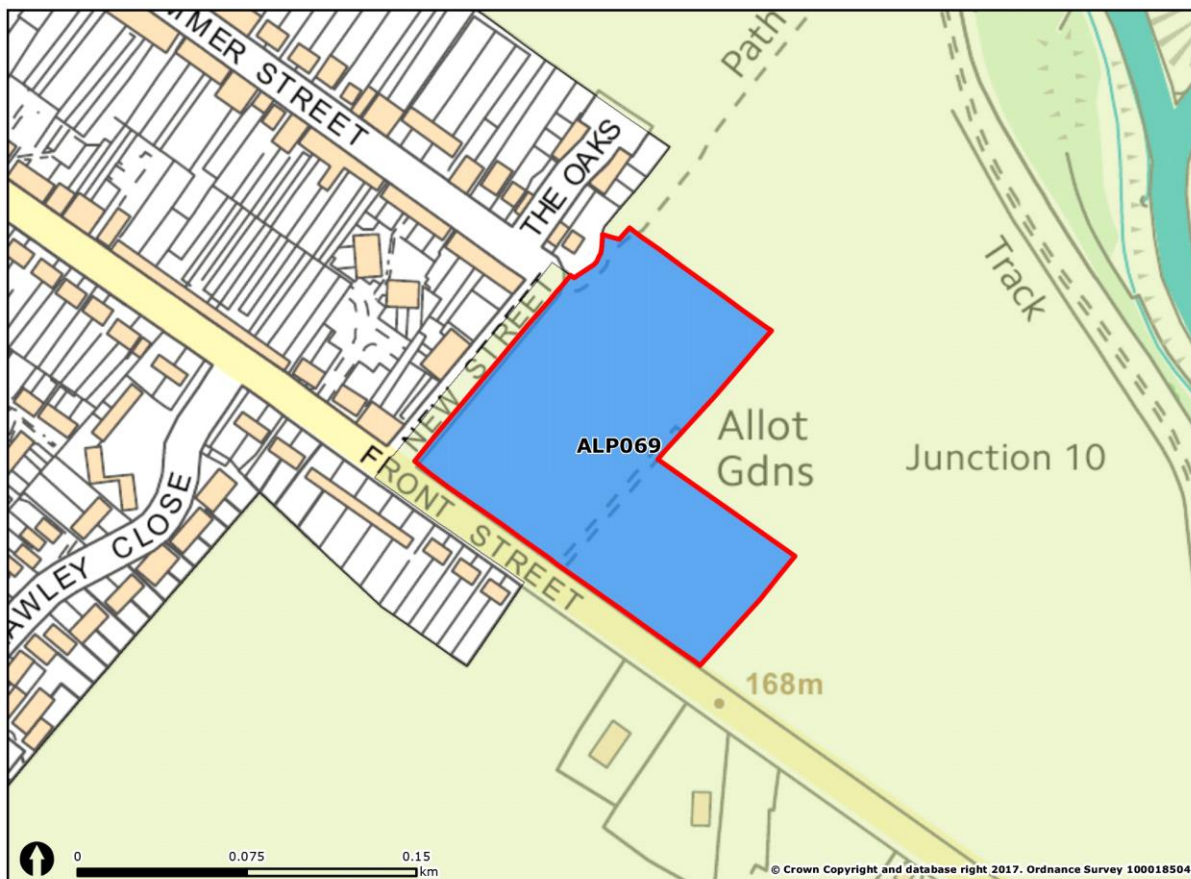


Slip End



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

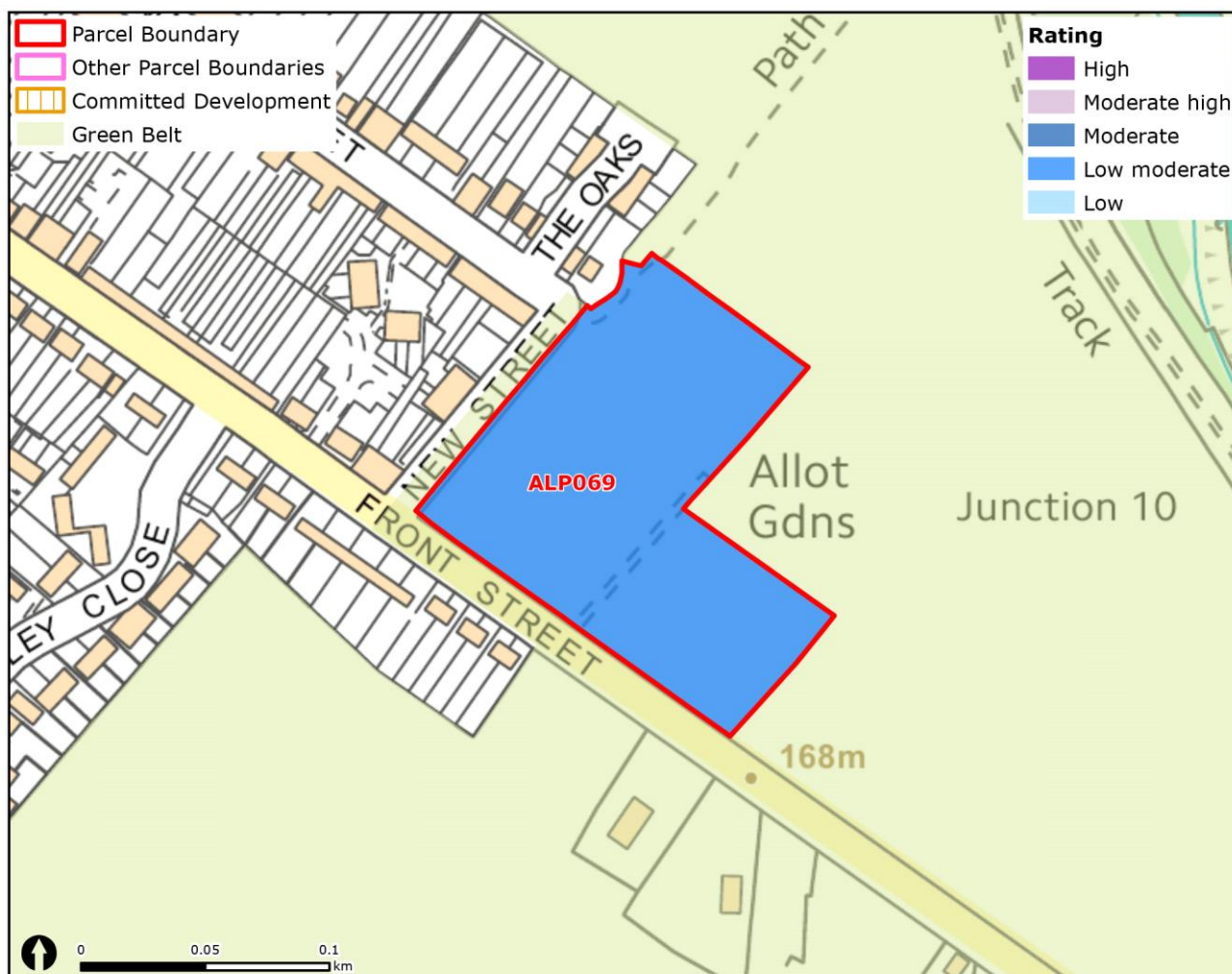


Site description
The site is comprised of allotments and grassland on the eastern edge of the inset settlement of slip end. The site is defined to the north-west by mature trees that line New Street and residential gardens and to the south-east by hedgerow that lines Front Street. There are no distinct separating features along the east of the site defined only by the adjacent arable field. Close to the site, to the north-east is the M1 motorway and junction 10.
Relationship between site, settlement and countryside
The site is open and undeveloped and a lack of boundary features along the east of the site means the site also relates to the adjacent arable fields. However, whilst there is some separation from the inset settlement on the southern border provided by vegetation along Front Street, significant intervisibility remains along this edge and to an extent the western edge, which results in some urbanising influence on the site. The relationship of the site with the wider countryside to the east, north east and south is restricted to a degree by the M1 motorway and junction 10.
Parcels
This site is assessed as one parcel.

Site: ALP069 - Land at Front Street and New Street

Site size (ha): 1.62

Parcel: ALP069 **Parcel area (ha):** 1.62



Looking south across allotments from the public footpath within the site.

Parcel: ALP069 **Parcel area (ha):** 1.62

Stage 1 assessment		Stage 2 assessment	
Parcel:	SE1	Parcel:	SE1a
Highest contribution:	Purpose 1 & 3 - Moderate contribution	Contribution:	Moderate

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 Slip End and would not be associated with the large built up 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 has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The parcel open and contains no urban development. The settlement edge is visible to the west and south thereby providing a relationship with the settlement. Exposed boundaries to the east creates some relationship with adjacent arable fields, however, a relationship with the wider countryside is limited somewhat by the treeline and M1 Motorway to the east. Therefore, development of this site would represent only limited encroachment into the countryside.
Purpose 4: Preserving the setting and special character of historic towns	Stockwood Park to the north-east makes a greater contribution to the historic setting of Luton. Openness in this area makes little contribution to the rural setting 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

Three spatial options for development are identified for Potential Growth Location L26, of which the site forms part: village extension, growth in a transport corridor and urban intensification around public transport hubs.

Potential alternative Green Belt boundaries

There are no distinct boundary features along the east of the site defined only by the adjacent field. As such, alignment of the Green Belt along this edge of the site would constitute a weaker boundary than the existing boundary along the settlement edge, which is defined by Front Street and some mature trees. The M1 motorway, to the north east of the site would constitute a much stronger Green Belt boundary.

Site: ALP069 - Land at Front Street and New Street

Site size (ha): 1.62

Parcel: ALP069 **Parcel area (ha):** 1.62

Harm to Green Belt resulting from release

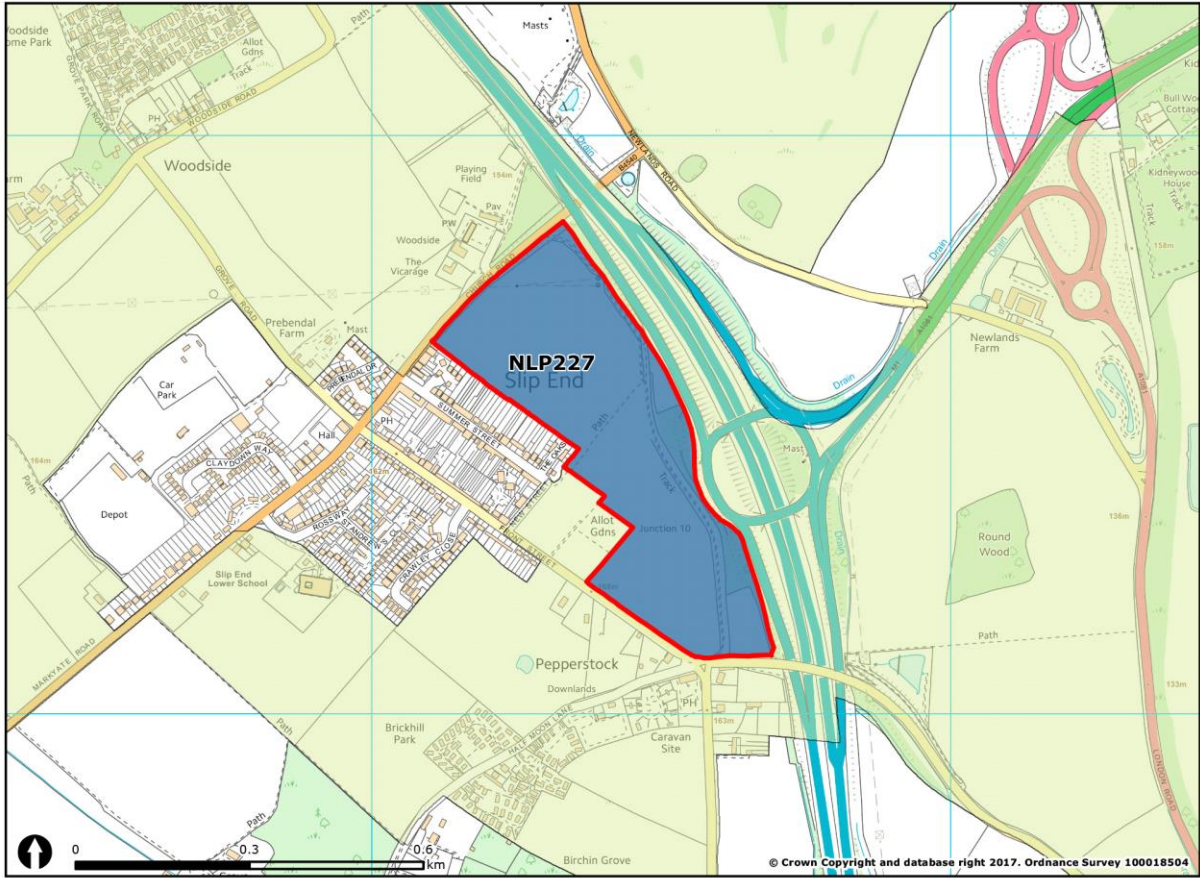
Scenario	Comments	Rating
Release of ALP069 in isolation.	This site makes some contribution to preventing encroachment into the countryside but does not contribute significantly to the other Green Belt purposes. Releasing this site would weaken the contribution of adjacent Green Belt land to the east and north-east due to a lack of boundary features along the eastern edge of the site, but the Motorway, Church Road and Front Street would constitute strong boundaries and therefore would limit further harm to the Green Belt.	Low moderate

Cumulative release scenarios

Site ALP069 lies adjacent to NLP227. Site ALP069 in isolation is assessed as causing moderate low harm to the Green Belt whilst site NLP227 is assessed as causing moderate harm. This disparity in harm is due to the potential for site NLP227 to incur greater harm to Green Belt land to the south-west due to its greater containment on two sides by inset development and to the south by washed over development in the form of a caravan park. It is considered cumulative harm resulting from their combined release would similar to that of NLP227.

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 of an irregularly shaped arable field on the south eastern side of the inset settlement of Slip End. It is bound to the east by the M1 motorway which is lined with trees along its edge. The south-west of the site is bound by a mixture of mature trees and hedgerow which lines Front Street and by a smaller piece of open land used as allotments. The north-west of the site is bound by a line of mature trees that line the rear of residential back gardens. The northernmost edge is defined by the B540 which is lined with spaced mature trees. The centre of site slopes down from south to north.

Relationship between site, settlement and countryside

The site is comprised of open arable land with an undulating terrain that slopes down from south to north, subsequently it relates to the character of the wider countryside comprised of rolling arable and pastoral fields. There is visibility to the wider countryside, particularly to the north, but the roads that border the site, in particular the M1 motorway to the east provide strong separating features. Mature trees which line the north-west of the site provides a degree of visual and physical separation from the settlement edge.

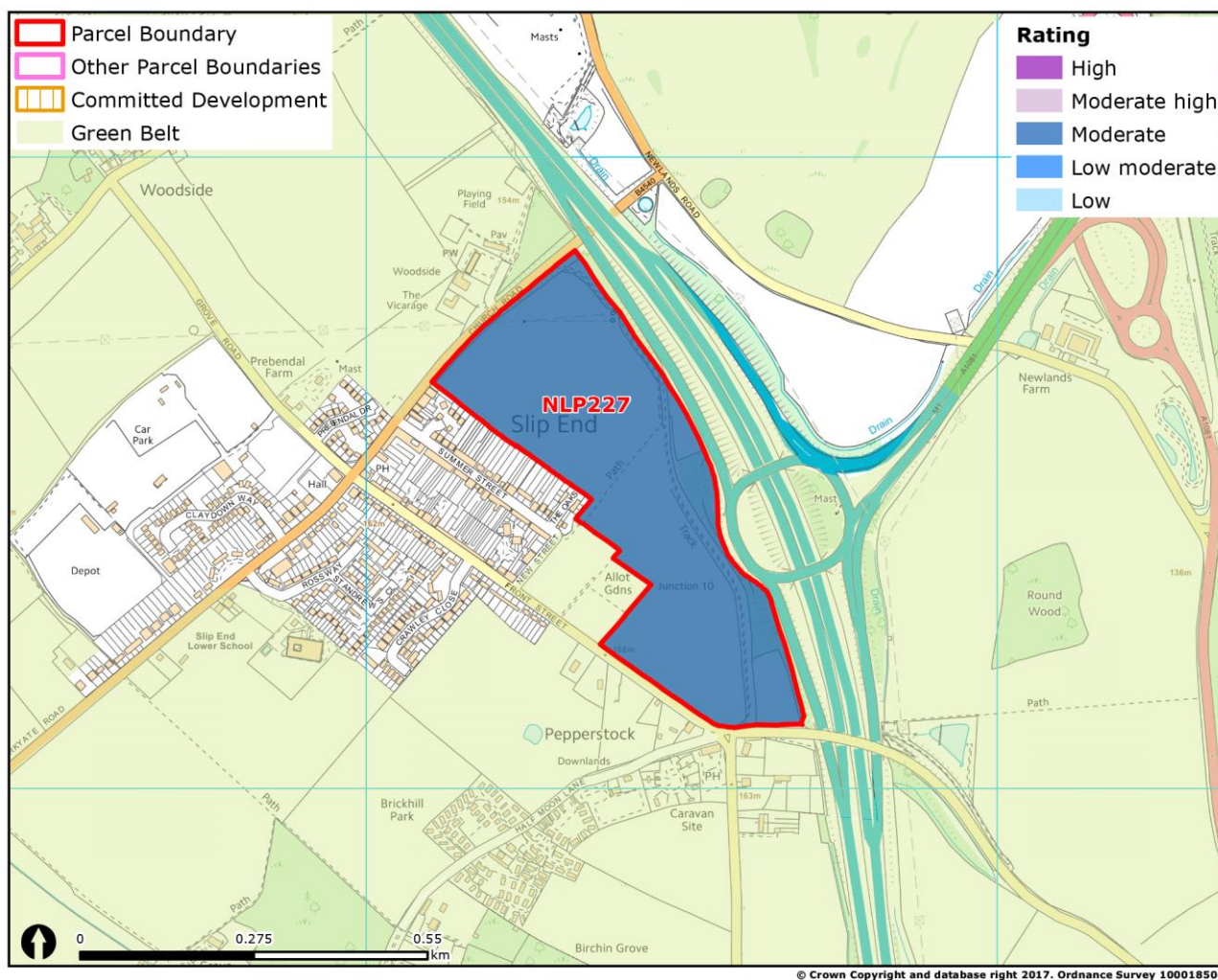
Parcels

This site is assessed as one parcel.

Site: NLP227 - Land at Slip End

Site size (ha): 17.22

Parcel: NLP227 Parcel area (ha): 17.22



Looking north across the M1 from the public footpath within site.

Site: NLP227 - Land at Slip End

Site size (ha): 17.22

Parcel: NLP227 **Parcel area (ha):** 17.22

Stage 1 assessment

Parcel: SE1
Highest contribution: Purpose 1 & 3 - Moderate contribution

Stage 2 assessment

Parcel: SE1a
Contribution: Moderate

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 Slip End and would not be associated with the large built up 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 has a negligible role in settlement separation.
Purpose 3: Safeguarding the countryside from encroachment	The site is open and lacks any significant urbanising influence, with vegetation to the north-west of the site providing a visual barrier between the site and the settlement. Development of this site would therefore represent encroachment into the countryside, although the M1 motorway provides some containment from the wider countryside to the east.
Purpose 4: Preserving the setting and special character of historic towns	The hilltop woodland to the north, and Stockwood Park to the north-east, make a greater contribution to the rural setting of the town. Openness in this area makes little contribution to rural setting 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

Three spatial options for development are identified for Potential Growth Location L26, of which the site forms part: village extension, growth in a transport corridor and urban intensification around public transport hubs.

Potential alternative Green Belt boundaries

The roads which border the site on the eastern and northern edges would act as strong Green Belt boundaries. Front Lane to the south-west forms a clear edge to the site however, this has already been breached by development as so is no longer considered a strong boundary. The open boundary edge to the west where allotments abut the edge of the site constitutes a weak boundary as there are no separating features. Front Lane would be a relatively stronger boundary.

Site: NLP227 - Land at Slip End

Site size (ha): 17.22

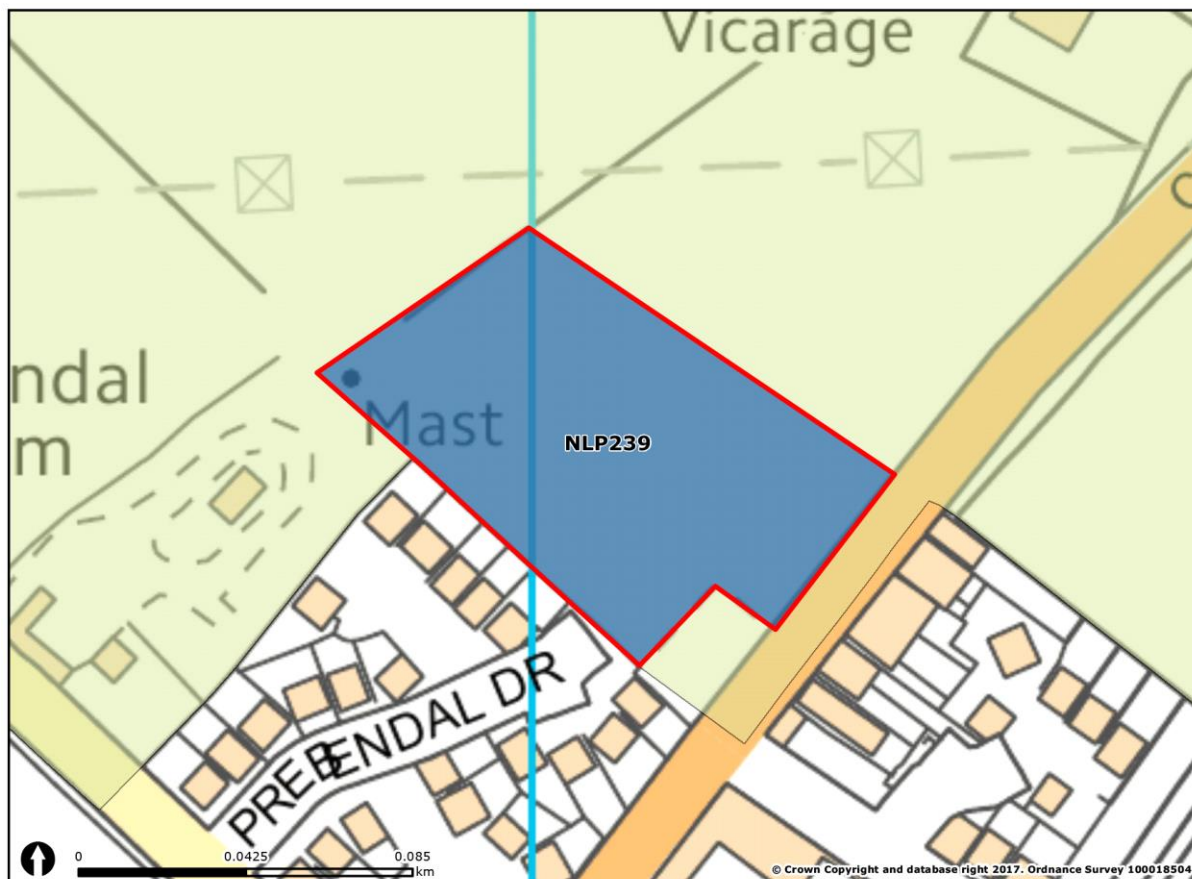
Parcel: NLP227 **Parcel area (ha):** 17.22

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP227 in isolation.	The site contributes to preventing encroachment on the countryside, but does not contribute significantly to other Green Belt purposes. The site has strong boundary features to the north and east which would limit harm to the wider countryside. Were this Site to be released, there would be little justification in retaining the Green Belt status of the allotments, which would be contained on three sides by the inset area . While Front Street forms a clear edge to the site and is a stronger boundary feature than the allotments, its strength as a boundary has been reduced by development which now exists on both sides, and so Green Belt land to the south could also be weakened as it would be contained on two sides by inset development and on a third side by washed-over development along Half Moon Lane.	Moderate

Cumulative release scenarios
NLP227 is located adjacent to site ALP069 and is in close proximity to NLP239, NLP167 and NLP436. ALP069 is assessed in isolation as causing moderate low harm whilst, NLP239 and NLP167 is assessed as causing moderate harm. NLP436 is considerably larger and more removed from the settlement and is assessed in isolation as causing high harm. It is considered the harm resulting from their combined release would similar to that of NLP436 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 section of arable field on the northern settlement edge of the inset village of Slip End. The site is bound to south-west by residential back gardens; to the south-east by Church Road and residential properties. There are no distinct boundary features along the north-east and north-west of the site defined only by the adjacent arable field. A small car park abuts the edge of the southern-most corner of the site. The site slopes down gradually from south to north.

Relationship between site, settlement and countryside

The site relates to both the settlement and the countryside. The site comprises of open, undeveloped arable land that relates to the character of the surrounding countryside. This relationship is aided by a lack of boundary features along the north and east of the site. There is no significant separation between the site and housing located to the west, which exerts an urbanising influence. Housing to the south is also visible from the site and while Church Road provides a clear edge to the site, it has development on either side and so does not form a strong separating boundary feature.

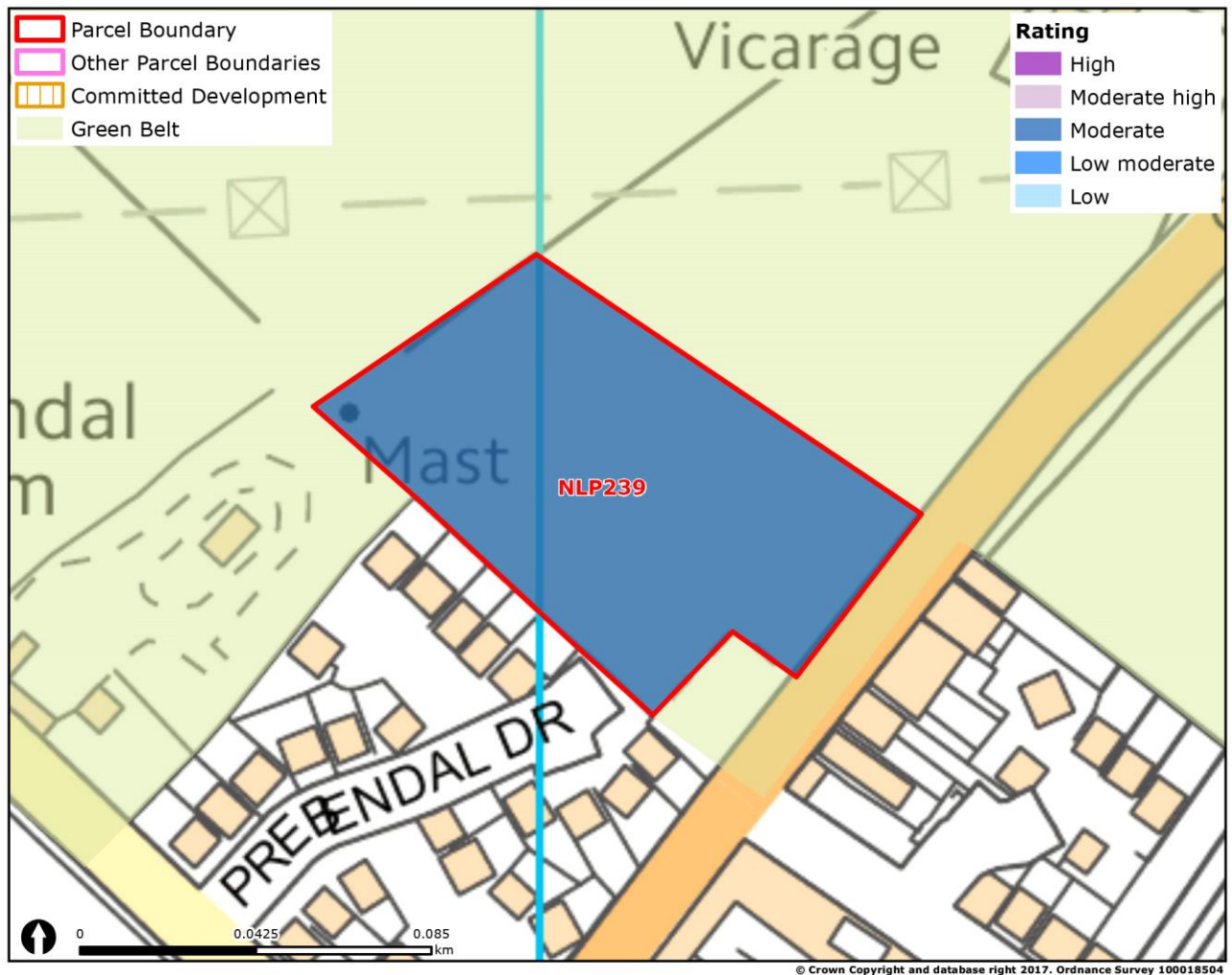
Parcels

This site is assessed as one parcel.

Site: NLP239 - Land at Church Road, Slip End

Site size (ha): 0.81

Parcel: NLP239 Parcel area (ha): 0.81



Looking north west towards Woodside from Church Road.

Site: NLP239 - Land at Church Road, Slip End

Site size (ha): 0.81

Parcel: NLP239 **Parcel area (ha):** 0.81

Stage 1 assessment		Stage 2 assessment	
Parcel:	SE2	Parcel:	n/a
Highest contribution:	Purpose 1 & 3 - Moderate contribution	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 Slip End and would not be associated with the large built up 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 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 and part of a larger area of arable farmland, but there is little separation between the site and housing to the south and west, which exerts an urbanising influence.. As such, development of this site would represent a limited degree of encroachment into the countryside.
Purpose 4: Preserving the setting and special character of historic towns	The hilltop woodland to the north-east, and Stockwood Park to the east, make a greater contribution to the rural setting of the town. Openness in this area makes little contribution to rural setting 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

Four spatial options for development are identified for Potential Growth Location L24, of which the site forms part: village extension, growth in a transport corridor, urban extensions and urban intensification around public transport hubs.

Potential alternative Green Belt boundaries

There are no distinct boundary features along the northern edge of the site therefore, this would form a weaker Green Belt boundary than Church Road which forms the current Green Belt edge. However, the strength of Church Road as a boundary has been reduced by the presence of development on both sides. The lack of boundary features on the eastern edge of the site would also result in a weak Green Belt boundary. However, this is not considered weaker than the existing Green Belt boundary which runs along the residential dwellings to the west of the site.

Site: NLP239 - Land at Church Road, Slip End

Site size (ha): 0.81

Parcel: NLP239 **Parcel area (ha):** 0.81

Harm to Green Belt resulting from release

Scenario	Comments	Rating
Release of NLP239 in isolation.	This site makes a contribution to preventing encroachment into the countryside but does not contribute significantly to the other Green Belt purposes. Due to the lack of boundary features release of this site would weaken the contribution of adjacent open land between the site and the residential care home to the east.	Moderate

Cumulative release scenarios

NLP239 is located adjacent to the considerably larger NLP436 and in close proximity to NLP227, ALP069, and NLP167. It is considered that the release of these sites combined would equal that of NLP436 which is assessed in isolation as causing high harm to the Green Belt

Harm to Green Belt resulting from release of site

Scenario	Comments	Rating
	This site makes a contribution to preventing encroachment into the countryside but does not contribute significantly to the other Green Belt purposes. Due to the lack of boundary features release of this site would weaken the contribution of adjacent open land between the site and the residential care home to the east.	Moderate